



Cauldwell

PROPERTY SERVICES



96 Cruickshank Grove, Milton Keynes, MK8 0HG

£580,000

A well proportioned four bedroom detached family home, situated within the popular area of Crownhill to the west side of Milton Keynes. This much improved property has been tastefully renovated to a high standard and boasts an amazing home office with a separate cloakroom. This welcoming home comprises; entrance hall, generous size light and airy lounge with patio door to the rear garden, dining room, study/family room, a stylish modern fitted kitchen with a Range style cooker, utility room and a downstairs cloakroom. On the first floor there are four good size bedrooms, en-suite shower room and fitted wardrobes to the principle bedroom and a bathroom. Outside there was originally a double garage, one of which has been converted and is currently used as an office which benefits from power, lighting, heating and a cloakroom, double width driveway and a good size enclosed south facing rear garden.

The property currently falls within the catchment for Ashbrook Infants & Two Mile Ash middle school and Denbigh secondary school. Central Milton Keynes train station is located within 2 miles and Westcroft Shopping District under 3 miles.

No onward chain.

Council tax band F.
Energy rating D.

ENTRANCE HALL

Front entrance door. Doors to all rooms. Stairs to first floor. Understairs storage cupboard. Double panelled radiator. Inset lighting.

CLOAKROOM

Two piece re-fitted suite comprising low level wc and wash hand basin. Tiled flooring. Radiator. Part tiled walls. Frosted double glazed window to side. Inset lighting.

LIVING ROOM 14'6" x 12'11" (4.42 x 3.95)

Double glazed window to rear. Sliding double glazed door to rear. Fireplace and surround. Two double panelled radiators.

DINING ROOM 8'10" x 11'11" (2.70 x 3.65)

Double glazed window to front. Radiator. Coving to textured ceiling with inset lighting.

KITCHEN 11'9" x 7'1" and 6'4" x 5'5" (3.59 x 2.16 and 1.94 x 1.66)

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and Franke mixer tap. Space for Range cooker with extractor hood. Plumbing for dishwasher. Built in fridge freezer. Tiled flooring. Double glazed window to rear. Splash back tiling. Door to utility room.

UTILITY ROOM

Wall and base units with worksurfaces. Plumbing for washing machine. Wall mounted boiler. Tiled flooring. Double glazed door to garden.

STUDY 7'6" x 7'8" (2.29 x 2.34)

Double glazed box window to front. Radiator.

FIRST FLOOR LANDING

Doors to all rooms. Access to loft. Radiator.

BEDROOM ONE 12'8" x 9'1" (3.88 x 2.79)

Double glazed window to rear. Radiator. Eight door mirror fronted wardrobe. Door to ensuite.

ENSUITE

Re-fitted suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Half tiled walls. Tiled flooring. Frosted double glazed window to side. Extractor.

BEDROOM TWO 8'10" x 11'2" (2.70 x 3.42)

Restricted head height
Double glazed window to front. Radiator.

BEDROOM THREE 8'8" x 12'7" (2.66 x 3.86)

Double glazed window to rear. Radiator.

BEDROOM FOUR 9'3" x 7'4" (2.82 x 2.24)

Double glazed window to rear. Radiator.

BATHROOM

Four piece suite comprising tiled shower cubicle with shower, low level wc, panelled bath with shower attachment and wash hand basin. Tiled walls. Airing cupboard housing water tank. Tiled flooring. Frosted double glazed window to front. Skimmed ceiling with inset lighting.

REAR GARDEN

An enclosed and secluded rear garden. laid mainly to lawn with two patio areas and artificial lawn area. Wooden fence surround. Gated access. Outside lighting and power. Service door to garage.

DETACHED DOUBLE GARAGE

Half converted to a home office.

HOME OFFICE - HALF CONVERTED GARAGE 12'0" x 7'10" (3.68 x 2.41)

Wall mounted heater. Double glazed window to front. Skimmed ceiling with inset lighting. Door to

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin with soft close cupboard surround. Wall mounted heater. Frosted double glazed window to rear. Extractor. Skimmed ceiling. Inset lighting.

FRONT GARDEN

Laid to lawn with double width driveway.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **MORTGAGE & FINANCIAL** - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT**. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

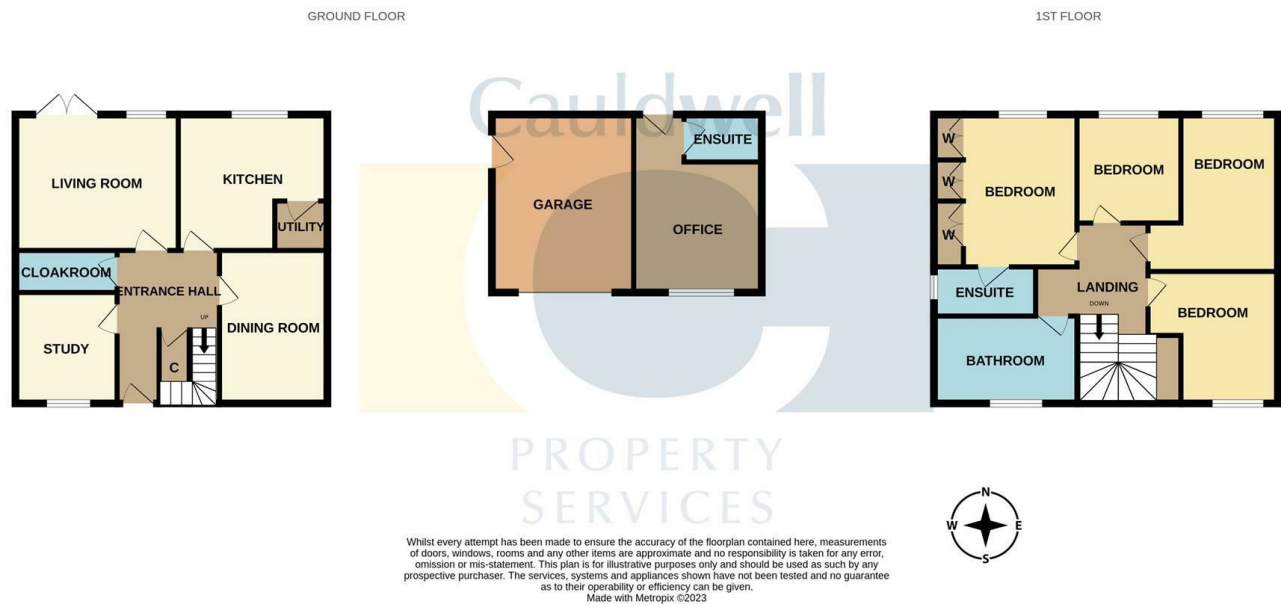
MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT**. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

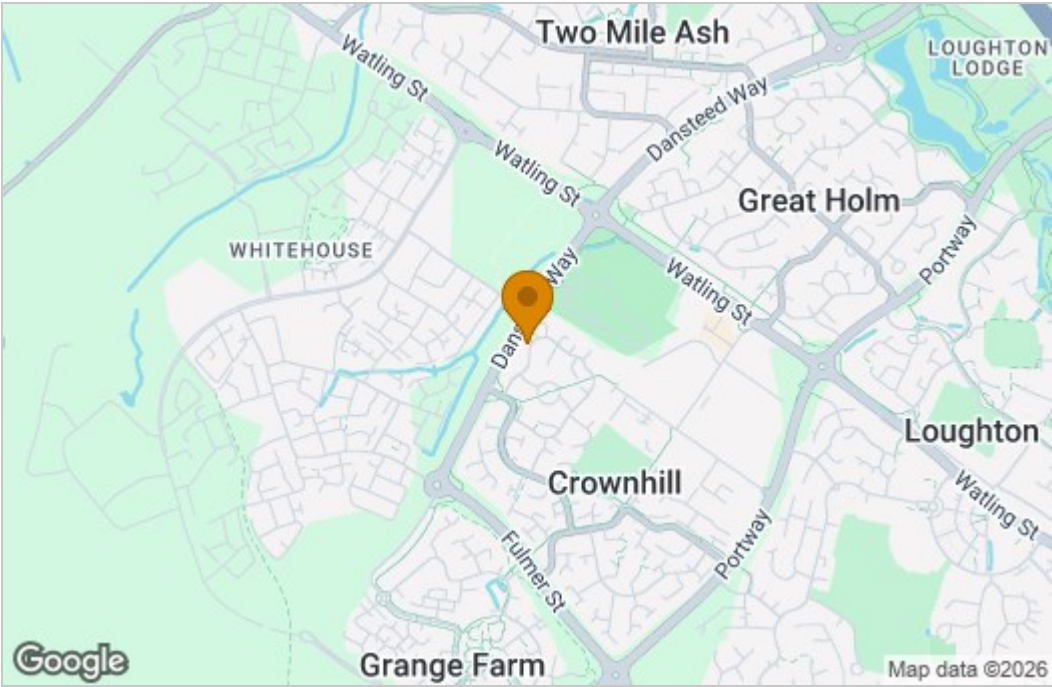
COUNCIL TAX BAND

Council tax band E. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

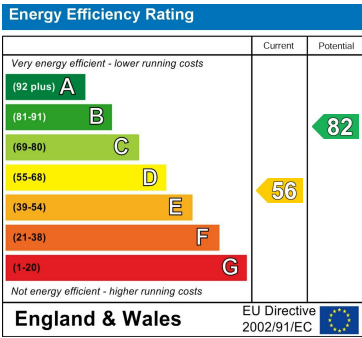
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.