

# Cauldwell

PROPERTY SERVICES



## 17 Peebles Place, Milton Keynes, MK3 7SX

**£325,000**

Tucked away in a small cul-de-sac, this well-presented three-bedroom family home offers versatile living spaces and excellent transport links, making it an ideal choice for modern family life.

The ground floor features a contemporary kitchen positioned to the front, while to the rear a full-width living room provides a bright and welcoming space with direct access to the garden. The former garage has been thoughtfully converted, now serving as a flexible dining room or additional family room to suit your needs.

Upstairs, you'll find three generous double bedrooms and a stylish, modern bathroom, ensuring comfort for the whole household.

Outside, the property benefits from side-by-side driveway parking, a neat front garden, and a private enclosed rear garden perfect for relaxing or entertaining.

Conveniently located, the home is within easy reach of local schools, shops, and amenities, with two mainline train stations nearby offering fast connections. For road commuters, the A5 and M1 are also easily accessible.

Council tax band: C  
Energy rating: C

## **ENTRANCE HALL**

UPVC double glazed door to front. Stairs to first floor landing.

## **KITCHEN 11'8" x 7'6" (3.56 x 2.30)**

Double glazed window to front. Fitted with a range of wall and base units with Granite worksurfaces incorporating Belfast sink with mixer tap. Gas oven. Plumbing for washing machine. Space for fridge freezer. Integral dishwasher.

## **DINING/FAMILY ROOM 16'2" x 7'4" (4.93 x 2.24)**

Double glazed window to front. Two radiators.

## **LIVING ROOM 19'5" x 10'3" (5.93 x 3.14 )**

Double glazed window to rear. Double glazed French doors to rear. Radiator Television point. Telephone point.

## **FIRST FLOOR LANDING**

Stairs from entrance hall. Access to part boarded loft space. Airing cupboard housing combination boiler.

## **BEDROOM ONE 13'8" x 8'10" (4.17 x 2.70)**

Double glazed window to front. Radiator.

## **BEDROOM TWO 10'6" x 10'3" (3.21 x 3.14)**

Double glazed window to front. Radiator.

## **BEDROOM THREE 8'6" x 8'11" (2.60 x 2.73)**

Double glazed window to front. Radiator.

## **BATHROOM**

Double glazed obscure window to front. Three piece suite comprising bath with electric shower over and glass screen, wash hand basin and close coupled wc. Heated towel rail.

## **FRONT GARDEN**

Hardstanding driveway parking for two side by side vehicles. Lawn area.

## **REAR GARDEN**

Laid to lawn with rear width decking area. Laid to lawn with flower beds and borders. Mature trees and plants. Timber shed.

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.

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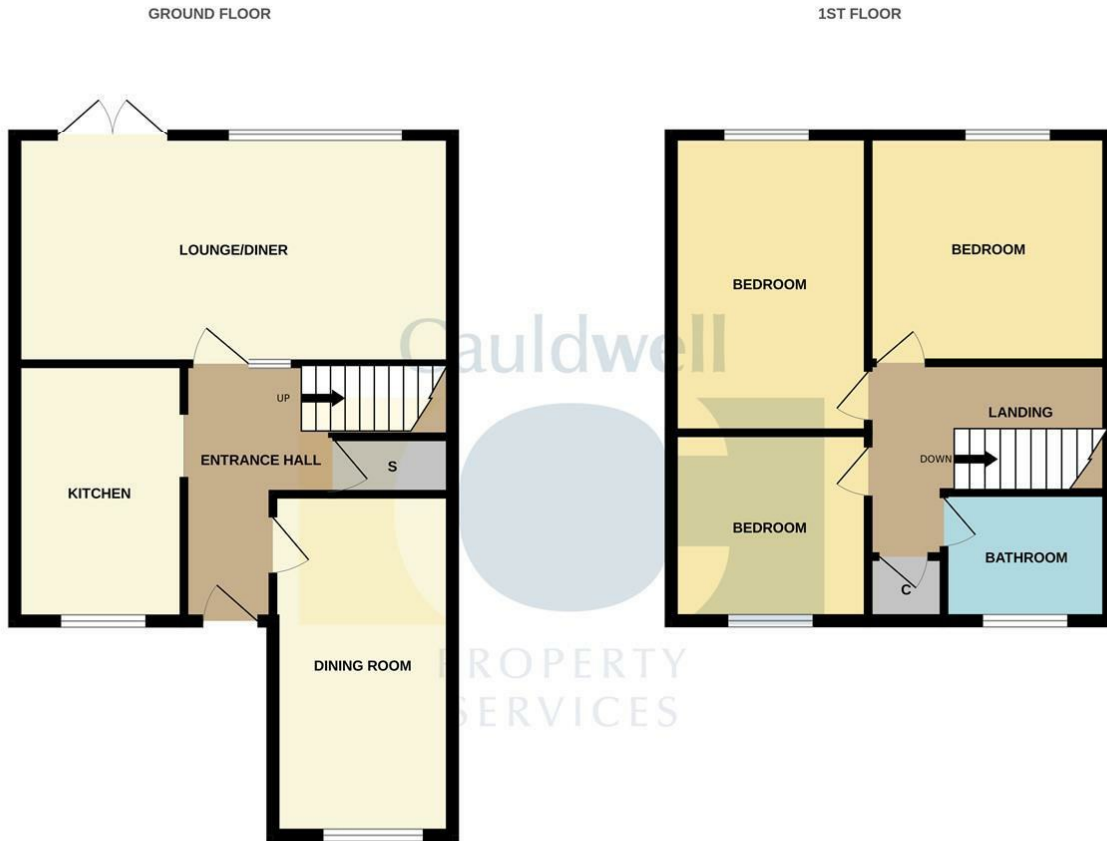
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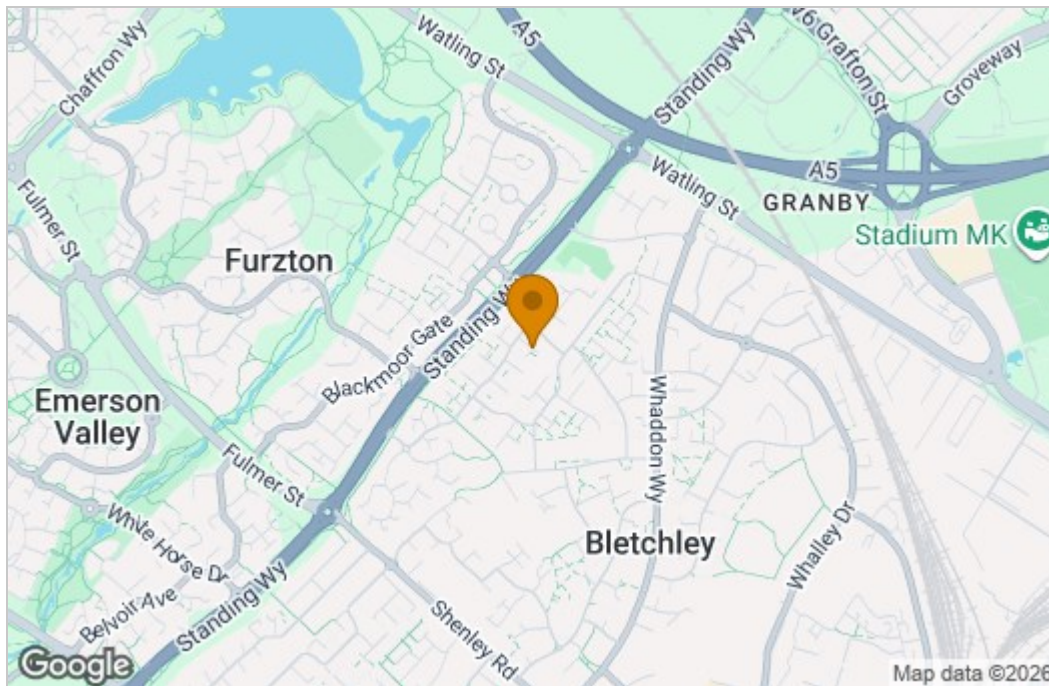
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# Floor Plan

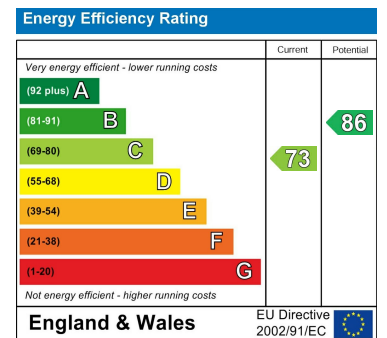


TOTAL FLOOR AREA : 1023sq.ft. (95.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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