



Cauldwell

PROPERTY SERVICES



5 Eddington Court, Milton Keynes, MK4 2DB

£577,500

Cauldwell are delighted to bring to market this beautifully presented four-bedroom detached home is ideally positioned on a quiet corner plot within a peaceful cul-de-sac in the highly sought-after area of Emerson Valley, Milton Keynes.

Upon entering, you are welcomed by a spacious entrance hall providing access to a study, ideal for home working, and a stylishly refitted downstairs cloakroom. The generous lounge features a charming fireplace with a gas connection (currently capped), offering the potential to create a cosy focal point. The heart of the home is the newly fitted kitchen breakfast room, which provides ample space for entertaining and flows seamlessly into the open plan dining area. Sliding doors open onto a patio and the expansive L-shaped rear garden with scope for extension (STPP), creating an excellent space for entertaining or relaxing outdoors. A separate utility room adds further practicality and provides side access to the garden.

To the first floor, a spacious landing leads to four bedrooms, including a generously sized principal bedroom with a refitted en-suite shower room. There are two further double bedrooms, a single bedroom, and a well-appointed family bathroom.

Externally, the property benefits from a detached double garage and a private driveway offering ample off-road parking.

ENTRANCE HALL

Front entrance hall. Stairs to first floor. Door to cloakroom, dining room, kitchen, living room and study. Radiator. Skimmed ceiling.

REFITTED DOWNSTAIRS CLOAKROOM

Re-fitted suite comprising low level wc and wash hand basin. Frosted double glazed window to side. Tiled flooring. Heated chrome effect towel rail.

LIVING ROOM

Double glazed bay window to front. Fireplace and surround. Coving to skimmed ceiling. Two radiators.

KITCHEN DINING FAMILY ROOM 21'7 x 9'7 (6.58m x 2.92m)

Refitted with a range of wall and base units with a straight edge quartz worksurface incorporating a sink with mixer tap and separate drinking water tap. Built in oven hob and feature extractor. Built in dishwasher and space for an American style fridge freezer. Breakfast bar. Under unit lighting. Splash back tiles. Double glazed window to the rear. Sliding double glazed patio doors to the rear. Door to Utility room and double glazed door to the rear garden. Skimmed ceiling with inset lighting. Two Radiators.

UTILITY ROOM

Fitted with wall and base unit. Roll top worksurfaces. Sink drainer unit. Plumbing for washing machine. Space for fridge freezer. Wall mounted boiler. Double glazed window to rear.

STUDY

Double glazed window to the front. Radiator.

FIRST FLOOR LANDING

Doors to all rooms. Double glazed window to side. Double door storage cupboard and further storage cupboard. Loft access.

BEDROOM ONE 14'4" x 13'8" (4.39 x 4.17)

Double glazed bay window to front. Radiator. Wardrobe with two sliding doors.

ENSUITE

Three piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin. Tiled walls. Tiled flooring. Heated towel rail. Frosted double glazed window to side.

BEDROOM TWO 10'2" x 9'6" (3.10 x 2.92)

Double glazed window to rear. Radiator.

BEDROOM THREE 10'2" x 9'6" (3.12 x 2.92)

Double glazed window to rear. Radiator.

BEDROOM FOUR 11'6" x 5'10" (3.53 x 1.80)

Double glazed window to front. Radiator.

FAMILY BATHROOM

Three piece suite comprising panelled bath with mixer tap and shower attachment, low level wc and

wash hand basin. Heated towel rail. Tiled flooring. Part tiled walls. Frosted double glazed window to rear.

REAR GARDEN

Mainly laid to patio. Brick built barbecue area. Brick and wooden fence surround. Hedgerow borders.

SIDE GARDEN

Mainly laid to lawn. Gated side access. Flower and shrub borders.

FRONT GARDEN

Hardstanding driveway. Path to storm porch over front door.

DETACHED DOUBLE GARAGE

Double up and over doors.

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.

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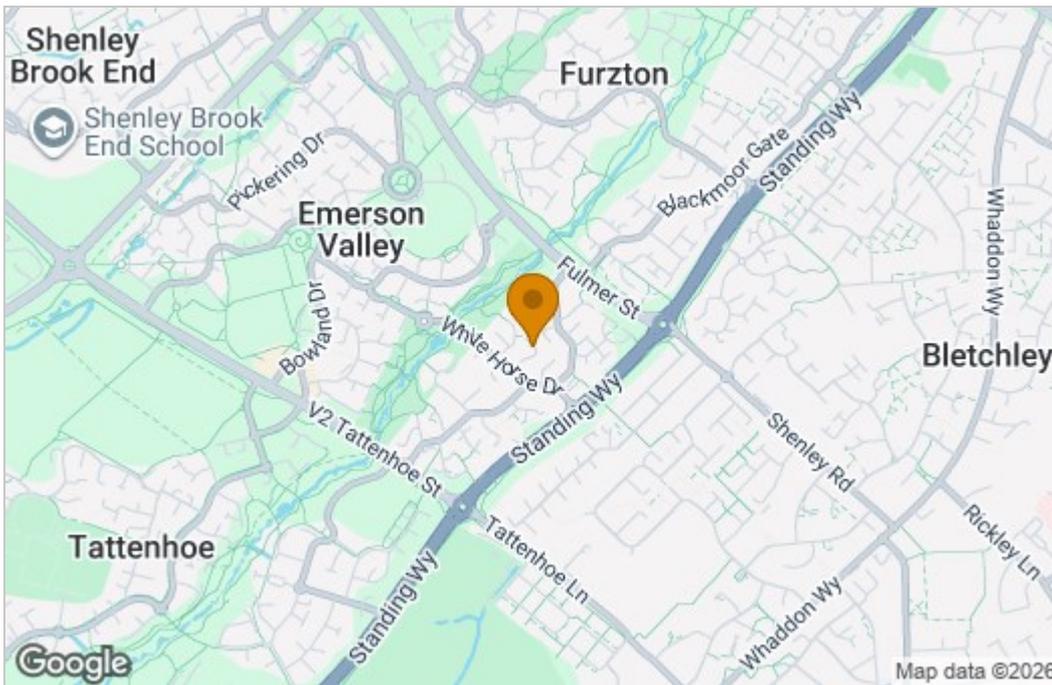
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Floor Plan



TOTAL FLOOR AREA : 1259sq.ft. (117.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	83
		EU Directive 2002/91/EC	

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