Cauldwell

PROPERTY SERVICES

4 Goathland Croft, Milton Keynes, MK4 2EN

Offers Over £400,000

Situated in the sought-after area of Emerson Valley, this impressive extended four-bedroom semi-detached home offers spacious and versatile accommodation, ideally suited to modern family living.

The property opens into a welcoming entrance hall, leading through to a comfortable living room. The real centrepiece of the home is the substantially extended kitchen/dining room, providing a superb open-plan space for both everyday family life and entertaining. Bifold doors span the rear, creating a seamless connection with the garden and allowing plenty of natural light to flood the room. A useful three-piece shower room completes the ground-floor accommodation.

Upstairs, the property offers four well-proportioned bedrooms, providing flexibility for growing families, home working or guest accommodation, together with a family bathroom.

Externally, the home benefits from gardens to both the front and rear, with the rear garden providing an excellent space for relaxing and entertaining. A garage and driveway provide valuable off-road parking and additional storage.

Emerson Valley remains one of Milton Keynes' most established and popular residential locations, particularly with families. The area offers excellent access to local schools, parks and green spaces, while the nearby

ENTRNACE HALL
Stairs to first floor. Radiator. Door to living room.

LIVING ROOM 13'9" x 11'5" (4.21 x 3.49)
Double glazed window to front. Radiator. Opening to kitchen/dining room. Understairs storage area.

KITCHEN/DINING ROOM 19'2" x 14'4" to 14'7" (5.85 x 4.38 to 4.46)
into extension
Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven, four ring hob and extractor. Space for American style fridge freezer. plumbing for dishwasher and washing machine. Splash back tiling. Skimmed ceiling. Opening to dining area.

DINING AREA
Two double glazed sky lights to rear. Skimmed ceiling. Inset lighting. Double glazed bi fold doors to rear. Radiator. Door to shower room.

SHOWER ROOM 7'3" x 10'6" (2.23 x 3.22)
Three piece suite comprising shower cubicle with wall mounted shower, low level wc and wash hand basin. Splash back tiling. Storage cupboard. Heated towel rail. Skimmed ceiling. Frosted double glazed window to rear. Inset lighting. Extractor. Concealed boiler.

FIRST FLOOR LANDING
Doors to upstairs rooms. Access to loft space. Airing cupboard.

BEDROOM ONE 8'7" x 7'10" (2.63 x 2.41)
Double glazed window to front. Radiator.

BEDROOM TWO 10'10" x 8'1" (3.32 x 2.47)
Double glazed window to rear. Radiator.

BEDROOM THREE 7'2" x 13'1" (2.19 x 4.01)
Dual aspect with double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM FOUR 6'9" x 5'9" (2.07 x 1.76)
Box bulk storage cupboard. Radiator. Double glazed window to front.

BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin in vanity surround. Frosted double glazed window to rear. Part tiled walls. Heated towel rail.

REAR GARDEN
Enclosed rear gardnen, laid mainly to lawn with patio area. Wooden fence surround. Outside tap.

FRONT GARDEN
Laid to pebble. Path to front door with storm porch over. Hardstanding driveway leading to garage.

GARAGE
Up and over door.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

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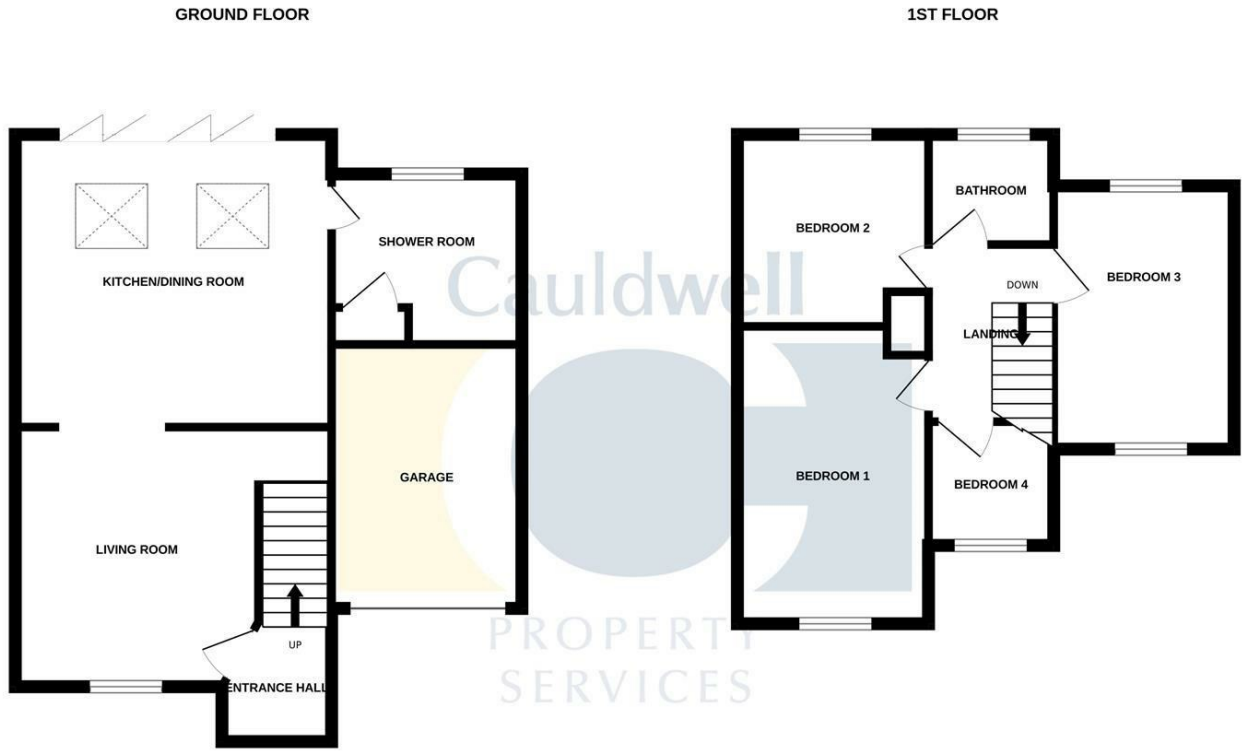
Floor Plan



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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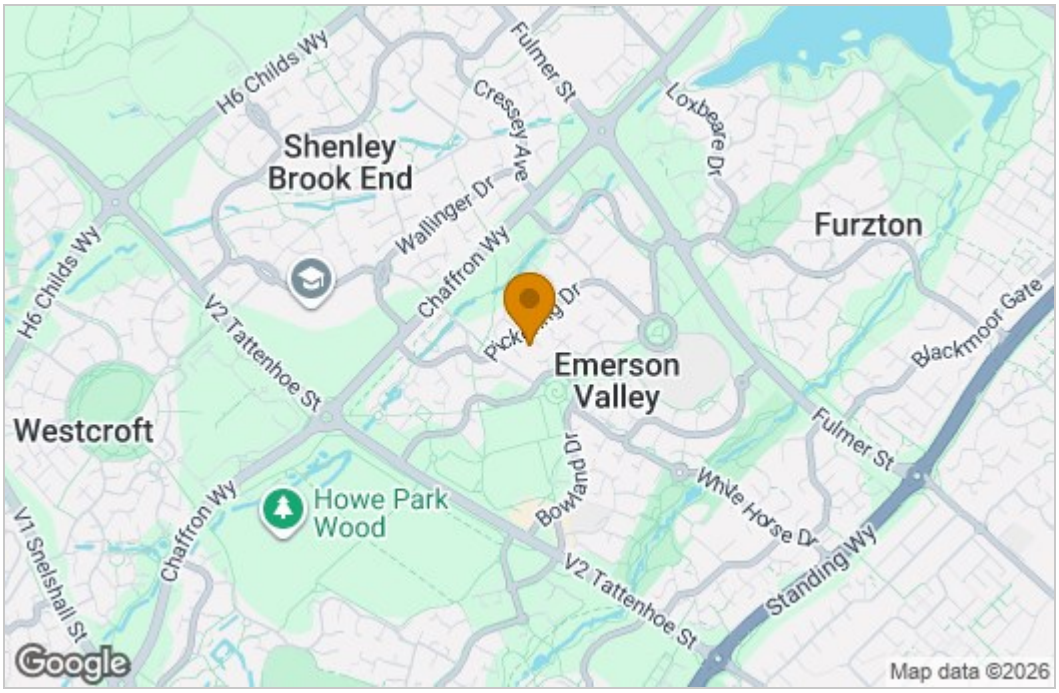
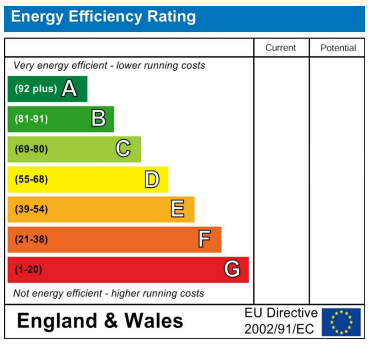
Area Map



Energy Efficiency Graph



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