



# Cauldwell

PROPERTY SERVICES



## 11 Cranmore Circle

Broughton, Milton Keynes, MK10 7DD

Offers Over £415,000



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## ENTRANCE HALL

Composite glazed door to front. Tiled flooring. Radiator. Door to living room and cloakroom.

## CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan. Tiled flooring.

## LIVING ROOM

13'10" x 11'11" (4.22 x 3.65)

Double glazed full height window to front. Radiator. Television and telephone point. Amtico flooring. Door to inner hall way.

## INNER HALL WAY

Stairs to first floor landing. Radiator. Amtico flooring. Door to kitchen/dining room.

## KITCHEN/DINING ROOM

15'6" x 9'6" (4.73 x 2.90)

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Integral fridge freezer and washing machine. Wall mounted combination boiler. Radiator. Porcelain tiled flooring. TV point. Double glazed window to rear. Arch way to family room.

## FAMILY ROOM

13'2" x 9'5" (4.01m x 2.87m)

Double glazed full height windows to rear and side. Double glazed French doors to rear. Double glazed feature windows to rear. Two double glazed sky lights occupying both angles of roof pitch. Tiled flooring.

## FIRST FLOOR LANDING

Stairs from inner hall way. Airing cupboard. Access to loft space 1.

## BEDROOM ONE-ENTRANCE AREA

17'5" x 5'10" max (5.32 x 1.78 max)

Irregular shaped room

Entrance area with built in wardrobes and bedroom area. Access to loft space (2) Radiator.

## BEDROOM ONE - BEDROOM AREA

12'5" x 10'10" (3.81 x 3.32)

Double glazed window to front. Radiator. TV point.

## ENSUITE

Double glazed obscure window to front. Re-fitted suite comprising double shower cubicle with mains shower and rainfall head with recess pipework, wash hand basin and close coupled wc. Radiator. Electric shaver point. Extractor fan.

## BEDROOM TWO

15'5" x 9'6" (4.71 x 2.91)

Two double glazed windows to rear. Radiator. Built in wardrobes.

## BEDROOM THREE

10'5" x 8'9" (3.18 x 2.68)

Double glazed window to front. Radiator.

## BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mixer tap and hand shower attachment, close coupled wc and wash hand basin. Extractor fan. Tiled flooring. Radiator.

## FRONT GARDEN

Small shingle garden with small plants and wrought iron railings to front. Hardstanding driveway parking to side for 2/3 vehicles.

## GARAGE

Up and over door to front. Light and separate consumer unit.

## REAR GARDEN

Landscaped rear garden with full width rear patio area. Railway sleepers surrounding lawn area and raised patio area with shingle beds. Outside light, tap and power. Gated access to 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

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## Road Map



## Hybrid Map



## Terrain Map



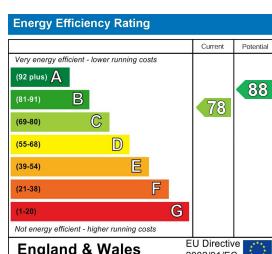
## Floor Plan



## Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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