Cauldwell

PROPERTY SERVICES

30 Mauretania Way, Milton Keynes, MK10 7HL

£450,000

Spacious 4/5 Bedroom EXTENDED Three-Storey Home – Brooklands, Milton Keynes

Cauldwell Property Services are delighted to offer this impressive four/five bedroom family home, set over three floors and located in the ever-popular Brooklands development in Milton Keynes. Benefitting from a double-storey extension, this versatile and well-presented property offers generous living space, ideal for modern family life.

The ground floor comprises a welcoming entrance, a spacious kitchen/dining room, a comfortable living room, and an additional bedroom/study, offering great flexibility for guests or working from home.

On the first floor, you'll find an extended main bedroom, complete with its own dressing area and en-suite, as well as a well-proportioned second bedroom.

The top floor offers two further double bedrooms and a stylish family bathroom, creating a perfect space for older children or visiting guests.

Externally, the home benefits from a driveway to the front providing off-road parking, and a private rear garden, ideal for entertaining or family enjoyment.

ENTRANCE HALL
Front entrance door. Stairs to first floor. Door to study/bedroom four. Radiator. Door to cloakroom. Double door cloak cupboard. Skimmed ceiling. Radiator. Tiled flooring.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Radiator. Tiled flooring and walls. Skimmed ceiling. Extractor.

BEDROOM FOUR/STUDY 9'3" x 6'2" (2.84 x 1.88)
Double glazed window to front. Skimmed ceiling. Inset lighting. Radiator.

KITCHEN/DINING ROOM 12'11" x 20'8" max (3.94 x 6.30 max)
Fitted with a range of soft close high gloss wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in double oven, five ring hob and extractor. Built in fridge freezer, washing machine and dishwasher. Radiator. Skimmed ceiling. Inset lighting. Understairs storage cupboard. Double doors to family room extension. Extractor

FAMILY ROOM EXTENSION 21'9" x 12'3" (6.65 x 3.75)
Double glazed bay window to rear. Skimmed ceiling with inset lighting. Radiator.

BEDROOM ONE 10'11" x 9'11" (3.33 x 3.03)
Six door soft close fitted wardrobe with inset lighting. Skimmed ceiling. Further over bed fitted unit with inset lighting. Opening to dressing room (extension) Door to ensuite.

ENSUITE

DRESSING ROOM 7'6" x 6'11" (2.3 x 2.13)
Double glazed window to rear. Radiator. Skimmed ceiling. inset lighting.

ENSUITE
Three piece suite comprising double tiled shower cubicle, wash hand basin and close coupled wc Part tiled walls. Skimmed ceiing. Inset lighting. Heated towel rail. Extractor.

BEDROOM TWO 12'10" x 10'2" (3.93 x 3.11)
Two double glazed windows to front. Radiator.

BEDROOM THREE 12'11" x 11'6" (3.94 x 3.51)
Double glazed sky light to rear. Radiator. Airing cupboard. Skimmed ceiling.

BEDROOM FOUR 7'4" x 12'9" (2.26 x 3.90)
Two double glazed windows to front. Radiator. Skimmed ceiling.

BATHROOM
Three piece suite comprising shower bath with mixer and shower attachment, low level wc and wash hand basin. Part tiled walls. Frosted double glazed window to side. Skimmed ceiling. Extractor.

REAR GARDEN
Enclosed and laid mainly to decking. Outside power and light. Wooden fence and brick wall surround. Gated side access. Wooden pergola. Parking to the side for three cars.

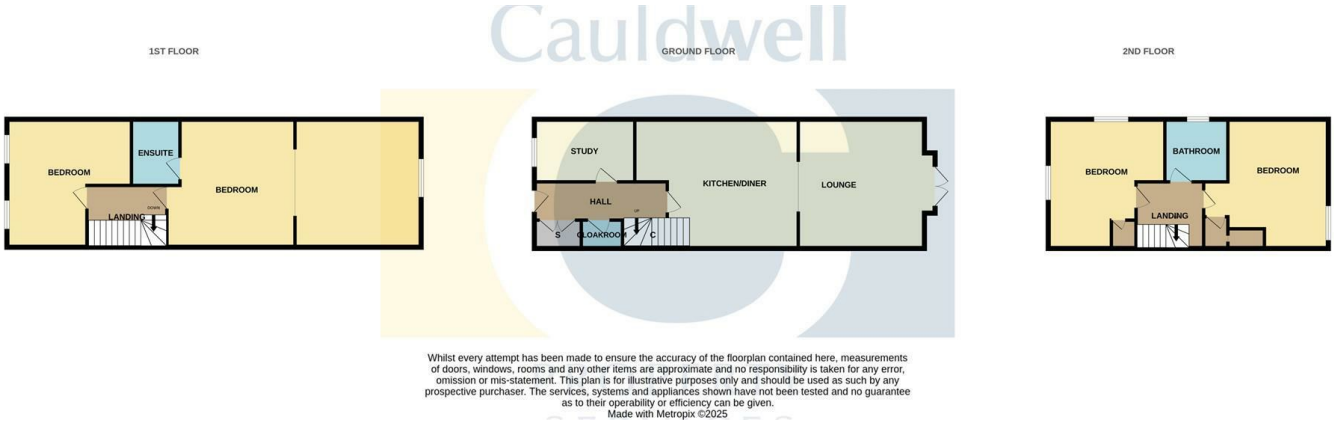
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their 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.

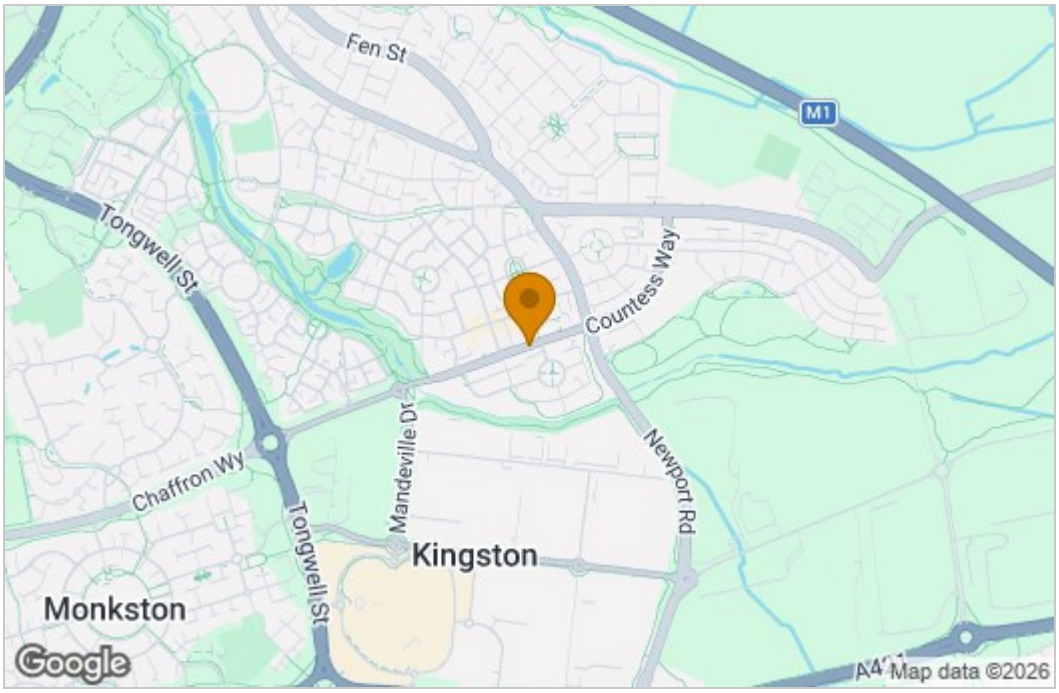
We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan

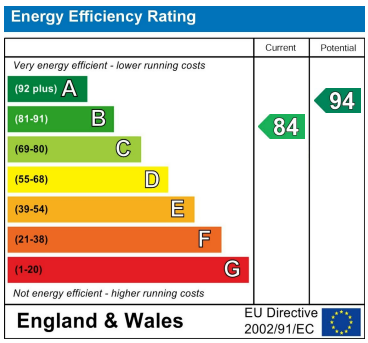


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025

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.

The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk