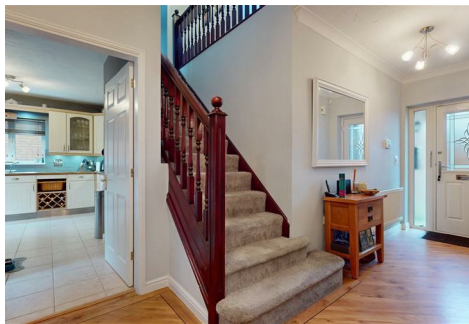




Cauldwell

PROPERTY SERVICES



12 Nottingham Grove., Milton Keynes, MK3 7WB

£599,995

CAULDWELL are delighted to bring to the market this stunning family home, located on one of the most sought-after roads in Bletchley. The property benefits from a refitted family bathroom, a beautifully maintained rear garden featuring an insulated cabin and hot tub, along with a double garage and driveway parking for several vehicles.

The well-appointed accommodation includes a study, separate dining room, and a spacious living room. The modern kitchen/breakfast room is fitted with a range of integrated appliances, providing an ideal space for both everyday living and entertaining. To the first floor, there are four generous double bedrooms, including a principal bedroom with a stunning refitted en-suite shower room.

This exceptional home offers a combination of stylish internal accommodation and excellent external space, making it ideal for modern family living. Early viewing is strongly recommended to fully appreciate the quality and location on offer.

Council tax band: E
Energy rating: tbc

ENTRANCE HALL

Doors to all rooms. Radiator. Stairs to first floor. Radiator. Coving to textured ceiling.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to rear.

STUDY 7'0" x 6'9" (2.15 x 2.08)

Double glazed window to rear. Radiator.

DINING ROOM 12'2" x 12'0" (3.71 x 3.68)

Double glazed window to rear. Radiator. Textured ceiling.

LIVING ROOM 17'2" x 12'2" (5.25 x 3.72)

Double glazed bay window to front. Fireplace and surround. Textured ceiling. Two double panelled radiators.

KITCHEN/BREAKFAST ROOM 9'6" x 13'3" (2.90 x 4.04)

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap and water softener. Built in double oven, five ring induction hob. Built in dishwasher and fridge freezer. Understairs storage cupboard. Radiator. Double glazed window to side and double glazed sliding doors to rear. Under unit lighting. Splash back tiling. Tiled flooring. Radiator. Door to utility room.

UTILITY ROOM 6'2" x 4'11" (1.88 x 1.51)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Plumbing for washing machine. Space for tumble dryer. Radiator. Tiled flooring Wall mounted boiler. Double glazed door to garden. Extractor.

FIRST FLOOR LANDING

Doors to all rooms. Double glazed window to front. Radiator. Access to loft space.

BEDROOM ONE 13'8" x 12'3" (4.17 x 3.74)

Double glazed window to front. Radiator. Coving to skimmed ceiling. Six door built in wardrobe. Door to ensuite.

ENSUITE

Re-fitted three piece suite comprising walk in tiled shower cubicle with wall mounted shower, low level wc and wash hand basin with cupboard surround. Double glazed frosted window to side. Radiator. Part tiled walls. Skimmed ceiling with inset lighting.

BEDROOM TWO 10'0" x 14'4" (3.05 x 4.37)

Double glazed window to rear. Radiator. Coving to textured ceiling

BEDROOM THREE 9'8" x 10'7" (2.97 x 3.23)

Double glazed window to rear. Radiator.

BEDROOM FOUR 9'5" x 9'7" (2.89 x 2.93)

Double glazed window to rear. Radiator.

BATHROOM

Re-fitted three piece suite comprising corner bath with mixer tap shower over, low level wc and wash hand basin with cupboard surround. Heated towel rail. Part tiled walls. Frosted double glazed window to front.

REAR GARDEN

Enclosed and laid mainly to lawn with block paved patio area. Hot tub in covered area. Insulated cabin on decked area with inset lighting. Outside power and light. Gated side access.

INSULATED CABIN 10'9" x 9'1" (3.30 x 2.79)

with double glazed windows and doors. Power and light.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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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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.

Floor Plan

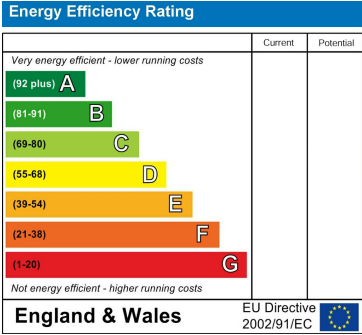


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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