



# Cauldwell

PROPERTY SERVICES



## 28 Fontwell Drive, Milton Keynes, MK3 5LR

### £379,995

CAULDWELL are delighted to offer for sale this well-presented two bedroom detached bungalow, ideally located within a cul-de-sac on the sought-after 'Racecourses' development in Bletchley.

This charming home is set on a generous plot and boasts a spacious rear garden, a block-paved driveway, and a single garage providing ample off-road parking.

Internally, the accommodation comprises: a welcoming entrance hall, a bright living room with feature fireplace, a dining area, a fitted kitchen, and a conservatory overlooking the rear garden. There are two double bedrooms and a wet room complete with a walk-in bath.

There is a local park within walking distance, a convenience shop within the development and a parade of shops on the neighbouring Saints estate. The property is offered for sale with no onward chain.

Further benefits include double glazing, gas central heating, and an Energy Rating of B.

Council Tax Band: C

## **ENTRANCE HALL**

Doors to living room, bedrooms and wet room. Storage cupboard. Access to loft Radiator.

## **LIVING ROOM 15'9"M x 10'10"M (4.8M x 3.3M)**

Three double glazed windows to front. Feature fireplace and surround. Radiator. Arch to dining area

## **DINING AREA 9'2" x 8'6" (2.8 x 2.6)**

Double glazed window to rear. Double glazed window to rear. Radiator. Door to kitchen.

## **KITCHEN 8'10"M x 7'3"M (2.7M x 2.2M)**

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer. Electric hob, oven and extractor fan. Splash back tiling. Space for fridge freezer. Plumbing for washing machine. Double glazed window to rear. Door to conservatory.

## **CONSERVATORY 12'6" x 9'6" (3.8 x 2.9)**

Double glazed windows to rear and sides. Double glazed sliding door to rear garden. Downlighters. Replacement tiled roof added in 2023.

## **BEDROOM ONE 10'10"M x 10'10"M (3.3M x 3.3M)**

Double glazed window to rear. Fitted ceiling fan and light. Radiator.

## **BEDROOM TWO 10'10"M x 8'10"M (3.3M x 2.7M)**

Double glazed window to rear. Radiator.

## **WET ROOM**

Double glazed window to rear. Walk in bath with electric shower over. Low level wc. Wash hand basin. Tiled walls. Radiator. Extractor fan.

## **REAR GARDEN**

Enclosed and laid to lawn with patio area. Gated sided access. Garden shed. Door to single garage.

## **SINGLE GARAGE**

Up and over door Block paved driveway.

## **FRONT GARDEN**

Enclosed and laid to lawn with path to door.

## **COUNCIL TAX BAND**

Council tax band C. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

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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The above details have been submitted to our

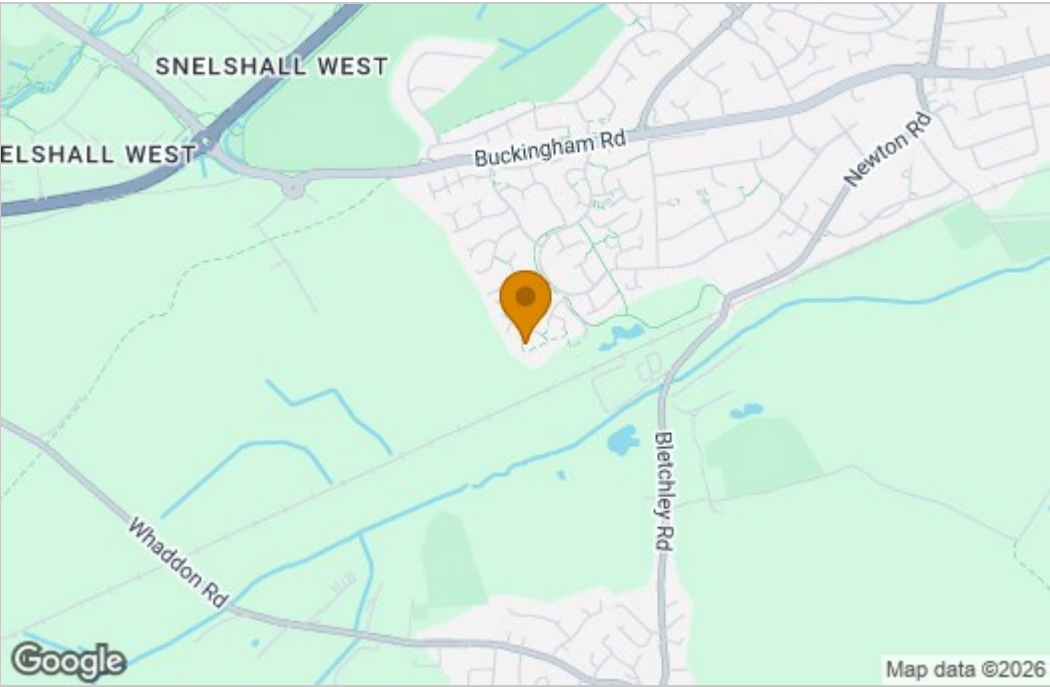


Floor Plan

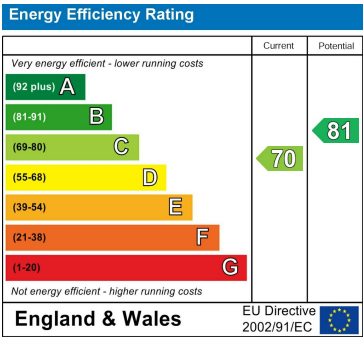


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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