Cauldwell

PROPERTY SERVICES

10 Beresford Close, Emerson Valley, MK4 2HB

£439,995

Cauldwell Property Services are delighted to offer for sale this well-presented three bedroom link detached family home, situated within the highly sought-after Emerson Valley area of Milton Keynes and available with no upper chain.

The accommodation briefly comprises an entrance hall, downstairs cloakroom, utility room, spacious living room and an impressive dual-aspect kitchen/dining room, creating an ideal space for both family living and entertaining. The ground floor is further enhanced by a conservatory with an insulated roof, providing a versatile additional reception area that can be enjoyed throughout the year.

To the first floor, there are three well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite shower room, together with a family bathroom serving the remaining bedrooms.

Outside, the property enjoys attractive front and rear gardens, offering ample space for outdoor relaxation and entertaining. There is also a part-converted garage, providing flexible accommodation suitable for a home office, gym, hobby room or additional storage.

This wonderful home offers spacious and versatile accommodation in a prime residential location and is offered for sale with no upper chain.

ENTRANCE HALL
Doors to living room, kitchen/diner and cloakroom. Laminate flooring. Stairs to first floor. Telephone point. Radiator. Coving to ceiling.

LIVING ROOM 16'6" x 10'4" (5.04 x 3.15)
Double glazed window to front. Doors to conservatory. Electric feature fireplace and surround. Coving to skimmed ceiling. Television point Telephone point. Radiator.

CONSERVATORY
A brick Bill UPVC double glazed construction with a tile roof . Double glazed French doors to rear garden. Two sky light windows. Skimmed ceiling.

KITCHEN/DINER 16'6" x 9'4" (5.04 x 2.87)
Double glazed window to front and rear. Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink, electric oven and five ring hob and extractor fan. Splash back tiling. Integrated dishwasher, Tiled flooring. Coving to ceiling. Radiator. Arch to utility room.

UTILITY ROOM 5'10" x 4'9" (1.80 x 1.46)
Door to rear. Wall units. Worksurfaces. Splash back tiling. Plumbing for washing machine. Wall mounted boiler. Space for tumble dryer.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Laminate flooring. Extractor fan.

FIRST FLOOR LANDING
Double glazed window to rear. Doors to bedrooms and bathroom. Airing cupboard.

BEDROOM ONE 12'0" x 10'2" (3.67m x 3.11)
Double glazed window to front. Built in double wardrobe. Radiator. Door to ensuite.

ENSUITE
Double glazed window to front. Three piece suite comprising corner shower cubicle, low level wc and wash hand basin. Splash back tiling. Skimmed ceiling. Extractor fan.

BEDROOM TWO 10'6" x 9'6" (3.22 x 2.90)
Double glazed window to front. Radiator.

BEDROOM THREE 7'4" x 6'9" (2.25 x 2.07)
Double glazed window to rear. Loft access. Radiator

FAMILY BATHROOM
Three piece suite comprising panelled bath, low level wc and a wash hand basin. Radiator.

FRONT GARDEN
Mainly laid with shingle. Path to front door. Off road parking and EV charger point.

REAR GARDEN
Enclosed secluded rear garden with patio and lawn area. Wooden fence surround service door to the garage.

SINGLE GARAGE
Up and over door. Power and light. Part converted providing office space.

OFFICE SPACE
Part converted providing office space.

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.

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.

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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

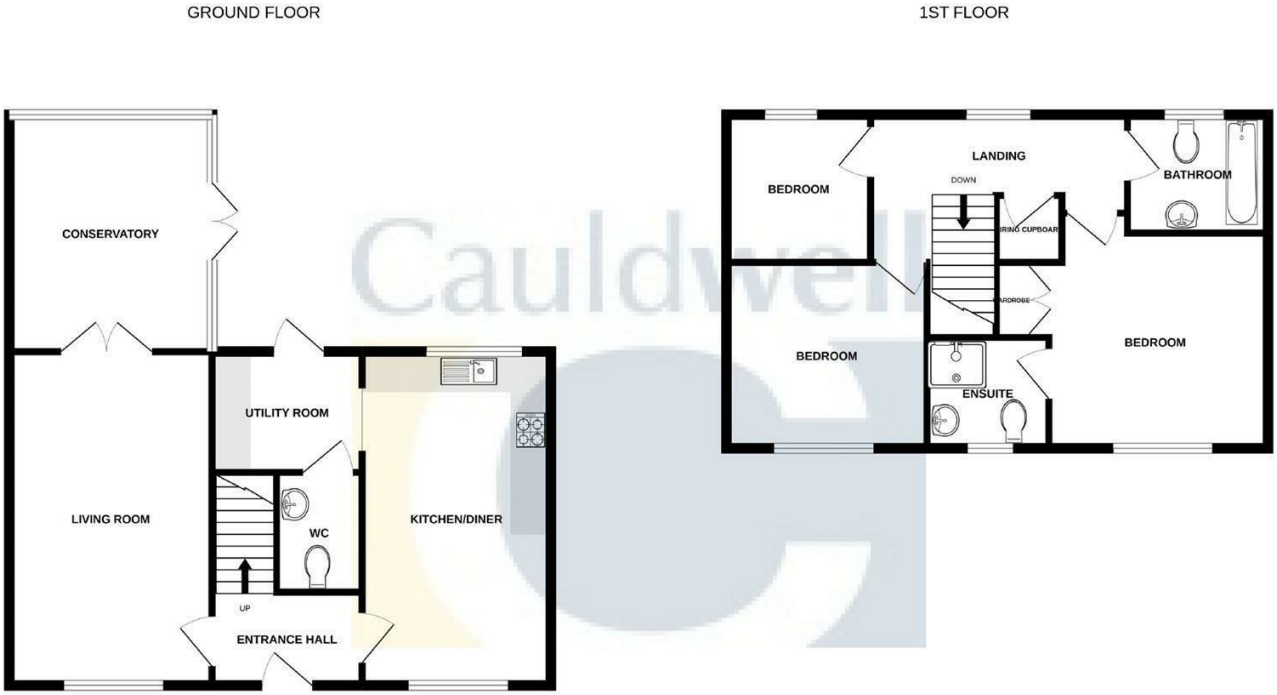
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

AREA INFORMATION

Emerson Valley is particularly renowned for its attractive parkland surroundings, extensive redway cyclepaths

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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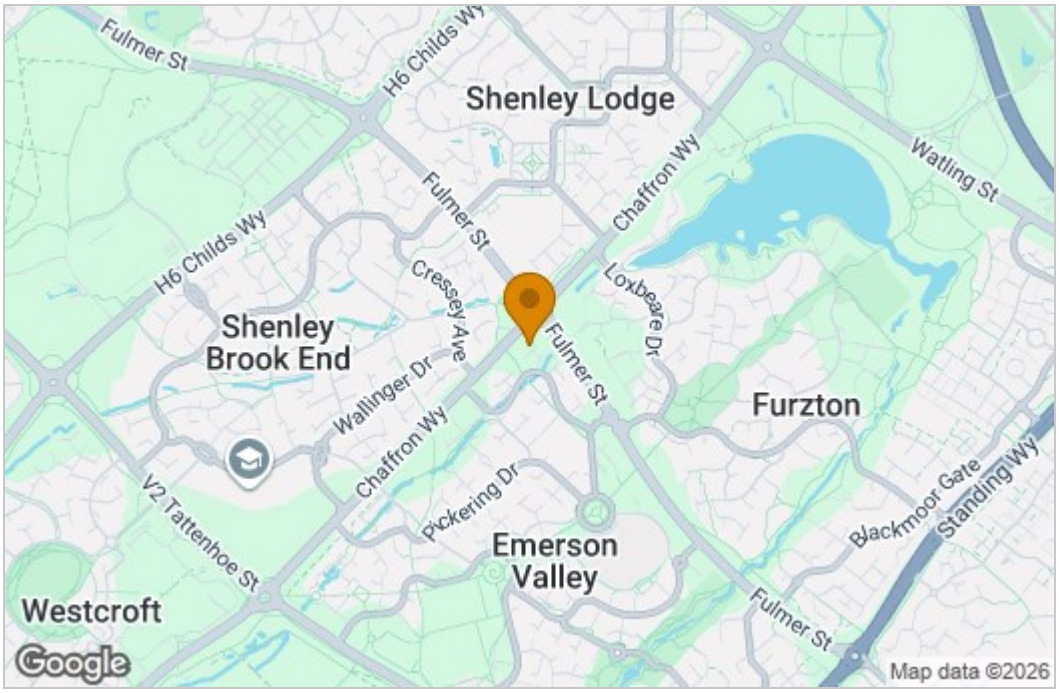
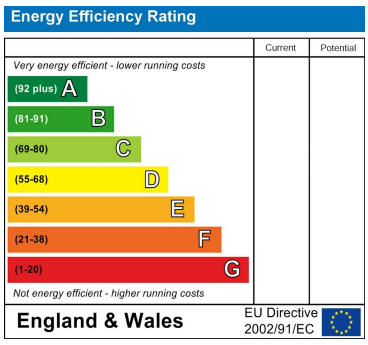
Area Map



Energy Efficiency Graph



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