



# Cauldwell

PROPERTY SERVICES



## 75 Chepstow Drive, Milton Keynes, MK3 5NG Offers Over £650,000

Cauldwell are delighted to offer for sale this beautifully presented four-bedroom detached family home, situated in the ever-popular Racecourse area of Far Bletchley.

The accommodation is arranged over two floors and comprises: an inviting entrance hall, a bright and spacious lounge with a beautiful open fire, a separate dining room, a study, a superbly refitted kitchen with underfloor heating (where stated), and a useful utility room. A part-converted garage provides a versatile reception room with a shower cubicle, currently used as a studio, offering excellent flexibility for modern family life.

Upstairs, the property features a striking galleried landing leading to four well-proportioned bedrooms, including a principal bedroom with a refitted ensuite shower room, alongside a modern family bathroom.

Externally, the home enjoys a block-paved driveway with gated access to the front, providing off-road parking for up to five vehicles. Gated side access leads to the secluded rear garden, which is attractively enclosed with fencing and mature hedging. The garden is mainly laid to lawn and further enhanced by a patio, a decked area, and an insulated summerhouse, making it perfect for outdoor entertaining and year-round use. The current owners have updated the property throughout to a high standard, creating an ideal ready-to-move-into family home.

## **ENTRANCE**

Entrance through front door into entrance hall. Stairs to first floor. Under stair storage cupboard. Doors to downstairs cloakroom, double internal door to living room, door to study and door to kitchen. Underfloor heating.

## **CLOAKROOM**

Two piece suite. Low level wc, wash hand basin, splash back tile. Coving to a skimmed ceiling. Underfloor heating.

## **KITCHEN 11'9" x 9'5" (3.59 x 2.88)**

Double glazed window to the rear. Refitted kitchen fitted with a range of soft close wall and base units. Granite work surface incorporating a one and a half sink and drainer with mixer tap. Built in double oven, five ring gas hob and feature extractor hood. Built in dishwasher. Coving to a skimmed ceiling with inset lighting. Underfloor heating. Door through to utility room.

## **UTILITY ROOM 7'5" x 6'5" (2.28 x 1.98)**

Fitted with wall units. Granite work surfaces. Plumbing for washing machine, space for tumble dryer. Space for fridge freezer. Double glazed window to the rear. Door to the rear. Underfloor heating.

## **DINING ROOM 11'8" x 9'8" (3.58 x 2.97)**

Double glazed French doors to the rear. Coving to a skimmed ceiling. Double internal doors to living room. Underfloor heating.

## **LIVING ROOM 15'9" x 13'6" (4.82 x 4.13)**

Double glazed bay window to the front. Feature brick fire place with log burner and surround. Coving to a skimmed ceiling. Double glazed window to the side. Underfloor heating.

## **STUDY 9'5" x 5'8" (2.89 x 1.73)**

Double glazed window to the side. Coving to a skimmed ceiling. Underfloor heating.

## **FIRST FLOOR LANDING 16'6" x 10'3" (5.03 x 3.14)**

Measured at widest point and into a restricted head height. Gallery landing with doors leading to all upstairs rooms. Airing cupboard. Double glazed window to the front. Radiator.

## **BEDROOM ONE 14'9" x 10'4" (4.50 x 3.17)**

Measured into a restricted head height. Double glazed window to the rear. Eves storage cupboard. Radiator. Door to ensuite.

## **ENSUITE**

Refitted ensuite. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap. Built in cupboard. Tiled walls and flooring. Skimmed ceiling with inset lighting. Extractor. Radiator.

## **BEDROOM TWO 19'8" x 8'9" (6.00 x 2.69)**

Dual aspect. Double glazed window to the front. Double glazed window to the rear. Built in cupboard. Two radiators.

## **BEDROOM THREE 10'9" x 9'1" (3.29 x 2.78)**

Double glazed window to the front. Radiator.

## **BEDROOM FOUR 8'5" x 7'5" (2.57 x 2.28)**

Measured into eves storage. Double glazed window to the front. Radiator.

## **FAMILY BATHROOM**

Four piece suite. Centralised free standing bath with mixer tap and shower attachment. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap. Feature radiator. Tiled floor. Part tiled walls. Extractor. Loft access. Frosted double glazed window to the side.

## **REAR GARDEN**

Enclosed and secluded rear garden laid mainly to lawn. Decking area. Shingle area. Mixture of hedge and fence surround. Mature tree, flower and shrub borders. Insulated glazed summer house. Outside lighting and power. Outside tap. Gated side access.

## **FRONT**

Substantial block paved driveway with parking for several vehicles. Wooden fence panel surround with gated access.

## **PART CONVERTED GARAGE 8'9" x 9'6" (2.68 x 2.91 )**

Double glazed window to the rear. Composite door to the rear. Tiled shower cubicle with wall mounted shower. Power and light.

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.

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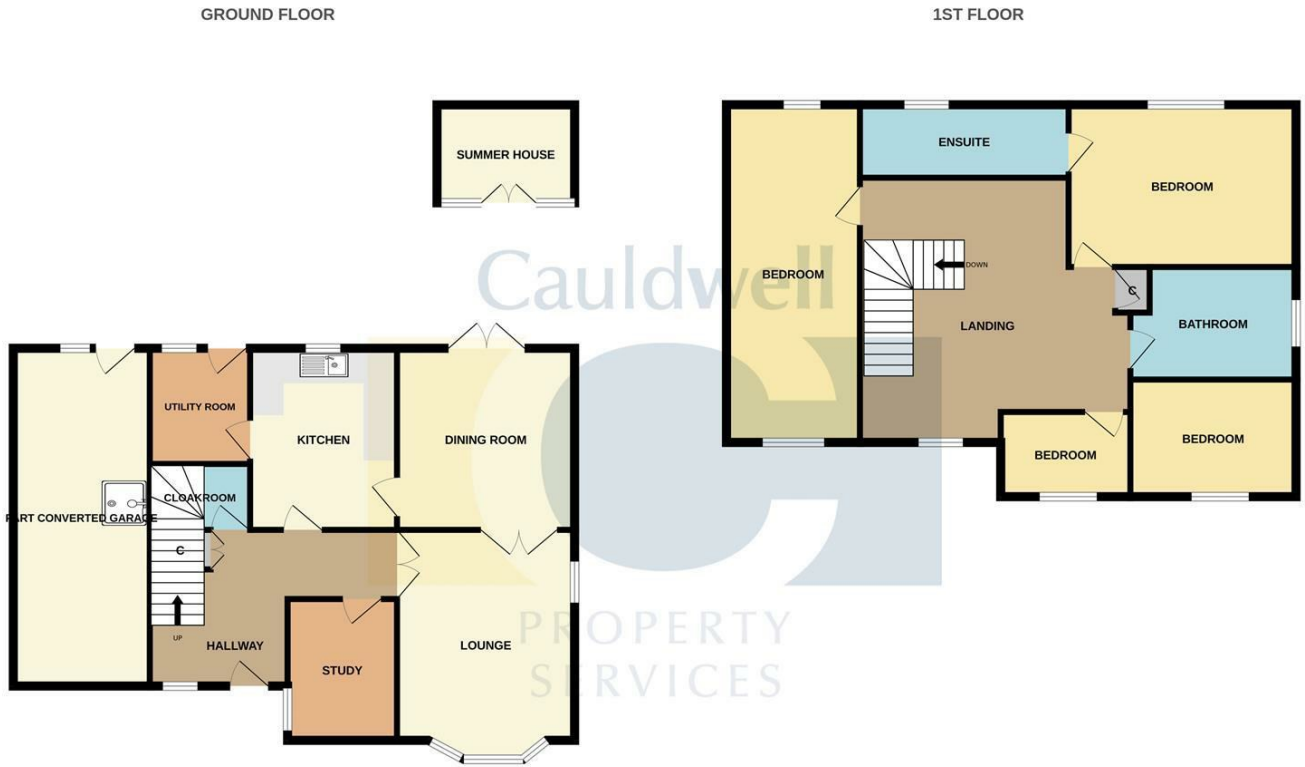
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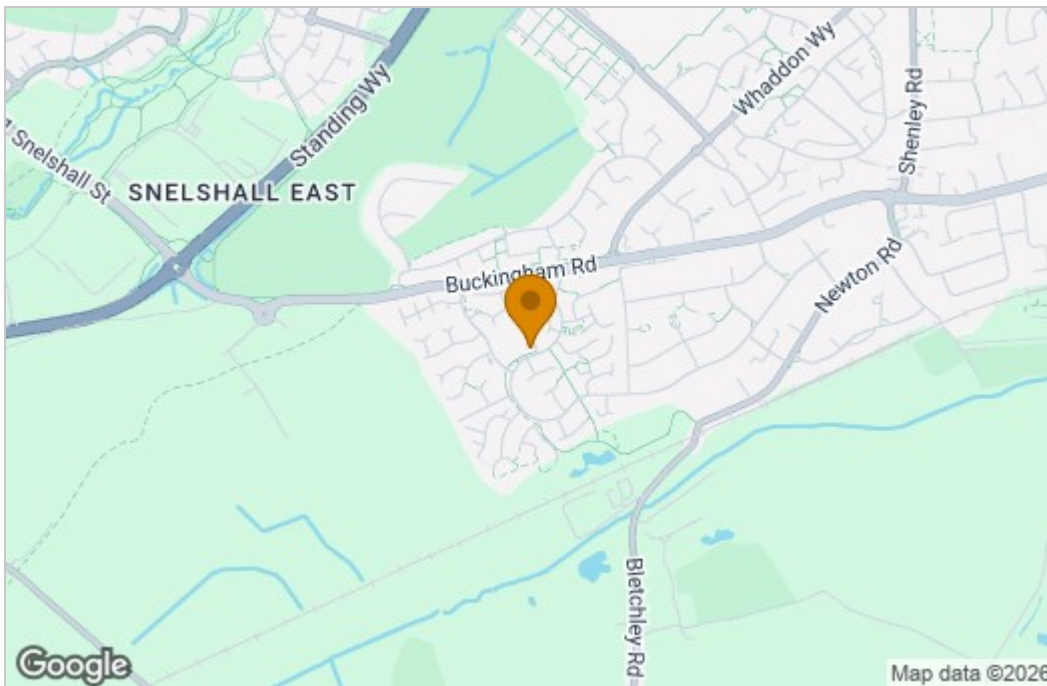
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# Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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