



Cauldwell

PROPERTY SERVICES



14 Cottingham Grove, Milton Keynes, MK3 5AX Offers Over £460,000

Located in the heart of Bletchley, Milton Keynes and within close proximity to Bletchley train station, this spacious and well-appointed four-bedroom home offers versatile living across three floors.

The property benefits from a single-story extension and loft conversion, featuring a bright and modern kitchen/breakfast room, ideal for family gatherings. The ground floor also includes a separate dining room, a comfortable living room, a utility room, and a convenient downstairs cloakroom.

On the first floor, you will find three well-sized bedrooms and a recently refitted family bathroom. Stairs lead to the impressive second-floor loft conversion, which boasts a stunning dual-aspect principal bedroom with an ensuite, offering a private and peaceful retreat.

Externally, the property enjoys a substantial rear garden, perfect for outdoor entertaining or relaxation, while the block-paved driveway at the front provides ample off-road parking.

This exceptional home, with its generous living space and excellent location, is ideal for families and commuters alike. Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

ENTRANCE HALL

Stairs to first floor. Radiator. Frosted double glazed windows to front. Door to dining room and cloakroom.

CLOAKROOM

Re-fitted two piece suite comprising low level wc and wash hand basin. Splash back tiling. Frosted double glazed window to side. Extractor.

DINING ROOM 10'11" x 11'10" (3.33 x 3.63)

Opening to living room. Opening to kitchen/breakfast room. Door to utility room. Skimmed ceiling. Radiator.

UTILITY ROOM

Sink unit and roll top worksurface. Plumbing for washing machine. Wall mounted boiler. Frosted double glazed window to side.

KITCHEN/BREAKFAST ROOM 16'11" x 12'0" (5.16 x 3.66)

into extension

Fitted with a range of wall and base units with granite worksurfaces incorporating sink with mixer tap. Space for freestanding cooker with extractor over. Plumbing for dishwasher and space for fridge freezer. Double glazed bi fold doors to rear garden. Vaulted ceiling. Double glazed sky light to rear. Feature radiator.

LIVING ROOM 11'11" x 13'5" (3.64 x 4.11)

Double glazed bay window to front. Radiator.

FIRST FLOOR LANDING

Stairs to second floor. Doors to bathroom, bedrooms two, three and four.

BATHROOM

Frosted double glazed window to side. Skimmed ceiling.

BEDROOM TWO 10'9" x 11'6" (3.30 x 3.52)

Double glazed window to front. Radiator.

BEDROOM THREE 11'5" x 11'6" (3.48 x 3.51)

Double glazed window to rear. Radiator.

BEDROOM FOUR 7'11" x 7'1" (2.43 x 2.17)

Double glazed window to front. Radiator.

BATHROOM

Re-fitted three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Tiled walls and flooring. Double glazed window to rear. Heated towel rail.

BEDROOM ONE 17'5" x 9'2" (5.33 x 2.80)

restricted head height

Two double glazed sky lights to rear. Double door built in cupboard. Skimmed ceiling with inset lighting. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Tiled flooring and walls. Heated towel rail. Shaver point. Extractor. Skimmed ceiling. Inset lighting.

REAR GARDEN

A substantial rear garden, laid mainly to lawn with wooden fence surround. Gated side access.

FRONT GARDEN

Block paved driveway and porch to front door.

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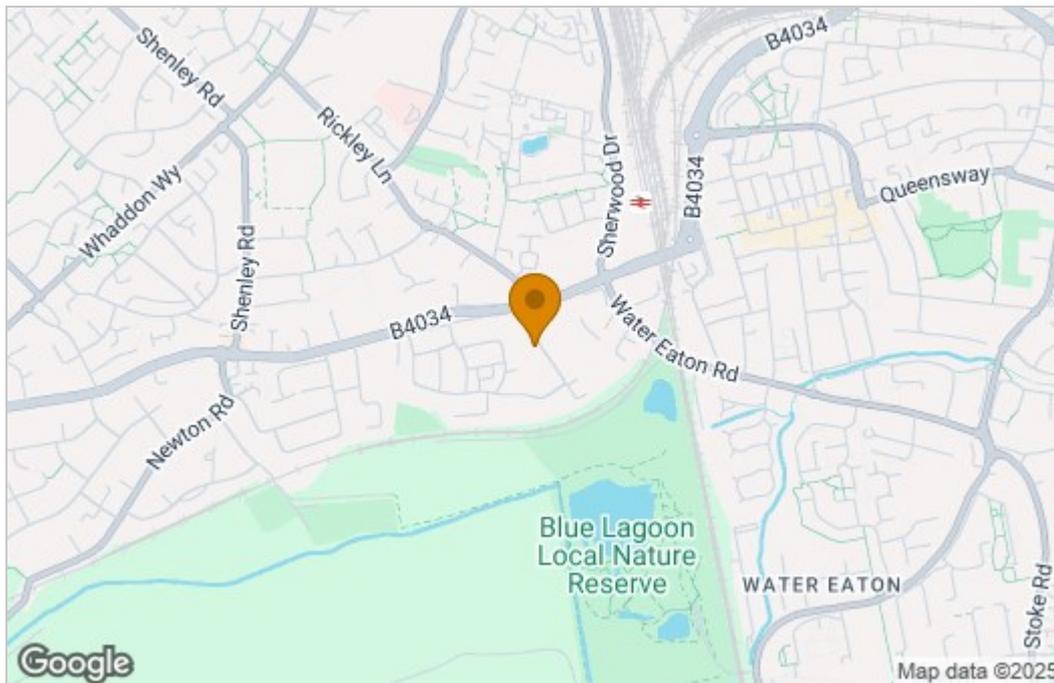
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Floor Plan



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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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