



## 31 Huntingdon Crescent, Milton Keynes, MK3 5NT

### £800,000

Stunning Six-Bedroom Self build Family Home with Almost 3,000 Sq. Ft. of Accommodation

Cauldwell Property Services are delighted to present this substantial six-bedroom detached home, offering almost 3,000. This impressive residence is perfect for growing families.

Upon entering, you are welcomed by an entrance hall leading to three spacious reception rooms, including a dual-aspect living room, a versatile study/family room, and a dining room. The high-specification kitchen/dining room is the heart of the home, featuring modern fittings and ample space for entertaining. A utility room and a downstairs cloakroom complete the ground floor.

The first floor boasts four generous double bedrooms, two of which benefit from en-suite bathrooms, alongside a stunning refitted four-piece family bathroom. A open landing area provides access to the second floor, where you will find two further double bedrooms, ideal for guests or additional family space.

Additional features include UPVC double glazing throughout and gas radiator central heating, ensuring comfort all year round.

## ENTRANCE HALL

Stairs to first floor. Door to kitchen/breakfast room. Door to living room. Cloaks cupboard. Understairs storage cupboard. Two radiators. Double glazed window to side. Door to family room, study and cloakroom.

## CLOAKROOM

Re-fitted two piece suite comprising low level wc and wash hand basin with mixer tap. Part tiled walls. Frosted double glazed window to side. Radiator.

## DINING ROOM 16'4" x 15'4" (4.98 x 4.68)

Two double glazed windows to side. Double panelled radiator. Double glazed window to rear. Coving to skimmed ceiling. Door to garage.

## KITCHEN/DINING ROOM 17'1" x 13'7" (5.23 x

### 4.16)

Fitted with a range of wall and base units with granite worksurfaces incorporating one and half bowl sink drainer and mixer tap. Space for Range cooker and American style fridge freezer. Extractor. Built in dishwasher. Two double glazed windows to side. Double glazed door to rear. Double panelled radiator. Door to utility room.

## UTILITY ROOM

Fitted with a range of wall and base units with worksurface incorporating sink drainer. Wall mounted boiler. Built in cupboard. Radiator.

## STUDY/ FAMILY ROOM 10'8" x 11'0" (3.26 x 3.37)

Double glazed window to rear. Radiator.

## DUAL ASPECT LIVING ROOM 20'11" x 12'4"

(6.40 x 3.76)

Double glazed bay window to front. Fireplace and surround Double glazed French doors to rear. Two double panelled radiators.

## FIRST FLOOR LANDING

Doors to bedrooms one, two, three, four and family bathroom. Double door store cupboard housing radiator Double glazed window to front and side. Stairs to second floor.

## BEDROOM ONE 12'4" c 14'8" (3.78 c 4.49)

Double glazed bay window to front Five door fitted wardrobe.

## DRESSING AREA 6'3" x 5'11" (1.92 x 1.82)

Double glazed window to rear. Radiator. Door to re-fitted ensuite.

## ENSUITE

Three piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin. Tiled walls and flooring. Radiator. Frosted double glazed window to front.

## BEDROOM TWO 13'7" x 15'0" (4.15 x 4.58)

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

## ENSUITE

Three piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin with mixer tap. Tiled flooring. Part tiled walls. Coving to textured ceiling. Frosted double glazed window to side.

## BEDROOM THREE 16'4" x 15'5" (5.0 x 4.7)

Two double glazed windows to side. Double glazed window to front. Access to loft. Two radiators.

## BEDROOM FOUR 11'0" x 10'8" (3.37 x 3.27)

Double glazed window to rear. Radiator. Built in cupboard.

## BATHROOM

Re-fitted four piece suite comprising freestanding bath, low level wc, wash hand basin in vanity surround and walk in tiled shower cubicle with wall mounted shower. Tiled walls and flooring. Frosted double glazed window to side. Loft access.

## SECOND FLOOR LANDING

Restricted head height

Access to loft room. Double glazed window to rear.

## BEDROOM FIVE 14'7" x 10'7" (4.46 x 3.25)

Restricted head height.

Three double glazed windows to rear Radiator.

## BEDROOM SIX 10'5" x 10'8" (3.18 x 3.26 )

Restricted head height

Radiator. Two double glazed windows to rear

## FRONT GARDEN

A substantial block paved driveway with parking for several vehicles. Secure private gated access. Outside lighting.

## DOUBLE GARAGE

Double up and over doors.

## REAR GARDEN

An enclosed and secluded rear garden, laid mainly to lawn with patio area. Wooden fence surround. Outdoor barbecue. Mature tree, flower and shrub borders. Gated side access. Outside tap and lighting.

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

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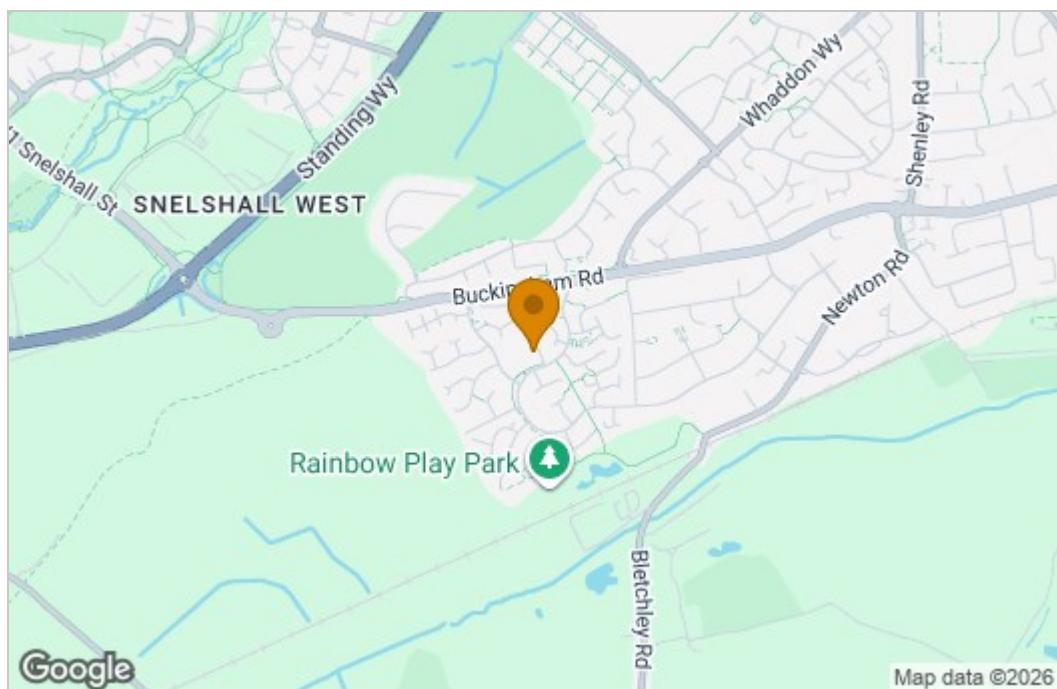
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## Floor Plan

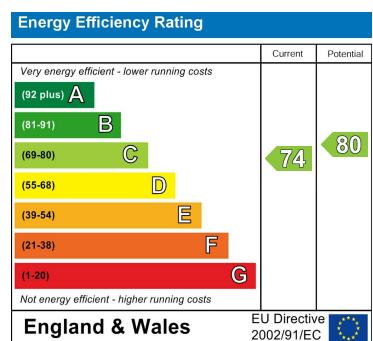


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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