



# Cauldwell

PROPERTY SERVICES



## 1 Kilwinning Drive

Monkston, Milton Keynes, MK10 9HJ

£585,000



# 1 Kilwinning Drive

Monkston, Milton Keynes, MK10 9HJ

£585,000



## ENTRANCE HALL

Entrance door. Laminate flooring. Stairs to first floor. Radiator. Understairs storage cupboard. Door to kitchen/breakfast room. Door to lounge and dining room.

## KITCHEN/BREAKFAST ROOM

12'3" x 10'6" (3.73 x 3.20)

Double glazed window to front aspect. Fitted with a range of wall and base units with worksurfaces incorporating sink with mixer tap and drainer. Stainless steel effect oven and hob with extractor fan. Integrated fridge freezer. Integrated dishwasher. Tiled flooring. Inset spot lights. Radiator. Door to utility room.

## UTILITY ROOM

8'3" x 7'0" (2.51 x 2.13)

Door to rear garden. Base units with worksurface incorporating sink unit. Wall mounted boiler. Tiled flooring. Plumbing for washing machine. Door to cloakroom.

## CLOAKROOM

Frosted double glazed window to rear aspect. Two piece suite comprising low level wc and wash hand basin. Radiator. Tiled flooring.

## LOUNGE

19'4" x 11'5" (5.89 x 3.48)

Double glazed window to rear aspect. Door to rear garden. Laminate flooring. Feature gas flame effect fire and surround. Coving to ceiling. Television point.

## DINING ROOM

12'2" x 8'10" (3.71 x 2.69)

Double glazed window to front aspect. Radiator.

## FIRST FLOOR LANDING

Airing cupboard. Stairs to second floor. Double glazed window to front aspect.

## MASTER BEDROOM

14'0" x 8'10" (4.27 x 2.69)

Double glazed window to front aspect. Radiator. Arch to dressing room.

## DRESSING AREA

Two double built in wardrobes. Door to ensuite.

## ENSUITE

Frosted double glazed window to rear aspect. Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Tiled splash backs. Extractor fan. Radiator. Shaver point. Light.

## BEDROOM

14'0" x 8'10" (4.27 x 2.69)

Double glazed window to rear aspect. Radiator.

## BEDROOM

9'8" x 8'10" (2.95 x 2.69)

Double glazed window to rear aspect. Radiator.

## BATHROOM

Frosted double glazed window to rear aspect. Three piece suite comprising low level wc, panelled bath with telephone style shower attachment and wash hand basin. Tiled splashbacks. Radiator.

## SECOND FLOOR LANDING

Double glazed window to front aspect. Door to shower room, bedroom 2 and 3.

## SHOWER ROOM

Sky light window to rear. Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Radiator.

## BEDROOM

19'1" x 10'10" (5.82 x 3.30)

Double glazed window to front aspect. Radiator.

## BEDROOM

19'1" x 9'0" (5.82 x 2.74)

Double glazed window to front aspect. Radiator.

## FRONT GARDEN

Part laid to lawn. Hardstanding driveway. Gated access to rear.

## REAR GARDEN

A generous size enclosed rear garden. Mainly laid to lawn with patio area. Door to double garage. Gated side access to front.

## DOUBLE GARAGE

Two up and over doors. Power and light. Door to rear garden.

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** - Mortgages Made 4 U 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.

## DRAFT CLAUSE

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.



## Road Map



## Hybrid Map



## Terrain Map



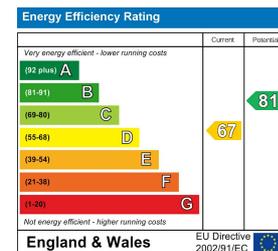
## Floor Plan



## Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.