Cauldwell

PROPERTY SERVICES

27 Poulter Croft, Milton Keynes, MK10 9SY

£650,000

Cauldwell are delighted to bring to market an extended family home within catchment for outstanding schools. A rare opportunity to acquire one of the largest family homes in Middleton at this price point, this substantial four-bedroom, three-bathroom property offers in excess of 2,100 sq ft of versatile accommodation and is offered for sale with no upper chain.

Occupying a secluded position at the end of a quiet cul-de-sac within the highly sought-after area of Middleton, the property also benefits from private gated access directly onto the Redway, overlooking Middleton Primary School. Oakgrove School, Willen Lake and a wide range of local amenities are all within easy walking distance, making this an ideal location for family living.

Originally constructed by Crest Nicholson and subsequently extended, the home provides exceptionally spacious and flexible accommodation throughout.

The ground floor features a welcoming entrance hall and a versatile front reception room, ideal as a separate sitting room, study or playroom. To the rear, the centrepiece of the home is the impressive open-plan kitchen, dining and family room. With its generous proportions, high ceilings and direct access onto the rear garden, this superb space is perfectly suited to both everyday family life and entertaining.

The accommodation continues across the upper floors where there are four generous double bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the remaining

ENTRANCE HALL
Stairs to first floor. Double doors to living room. Door to cloakroom. Skimmed ceiling. Radiator. Understairs storage cupboard.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Radiator. Frosted double glazed window to front. Door to utility room.

UTILITY ROOM 9'5" x 11'6" (2.89 x 3.52)
into extension
Frosted double glazed window to front. Double glazed sky light. Radiator. Wall and base units. Wooden worksurface with Butler style sink. Plumbing for washing machine and space for tumble dryer. Splash back tiling. Half vaulted ceiling with inset lighting,

LIVING ROOM / RECEPTION ONE 19'3" x 10'3" (5.88 x 3.13)
Double glazed window to front. Skimmed ceiling. Two radiators.

KITCHEN/FAMILY/BREAKFAST ROOM 17'9" x 17'6" (5.43 x 5.34)
Fitted with a range of soft close wall and base units with Granite worksurface and one and half bowl sink drainer. Built in double oven. four ring gas hob and extractor hood. Built in fridge freezer and dishwasher. Skimmed ceiling with inset lighting. Under unit lighting. Breakfast bar. Two double panelled radiators. Double glazed door to rear with double glazed windows to either side. Two double glazed sky lights to rear. Door to family room.

FAMILY ROOM / RECEPTION TWO 11'5" x 16'0" (3.50 x 4.89)
Three double glazed sky lights to side, Double glazed French doors to rear. Skimmed ceiling. Radiator.

FIRST FLOOR LANDING
Doors to bedroom one, four and shower room. Airing cupboard. Radiator. Double glazed window to side. Stairs to second floor.

SHOWER ROOM
Re-fitted three piece suite comprising walk in double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Part tiled walls. Tiled flooring. Frosted double glazed window to rear. Skimmed ceiling with inset lighting. Extractor.

BEDROOM ONE 10'3" x 19'2" (3.14 x 5.85)
Four door mirror fronted fitted wardrobe. Double glazed window to front. Radiator. Skimmed ceiling. Door to ensuite

ENSUITE
Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to front. Skimmed ceiling. inset lighting. Extractor. Tiled flooring.

BEDROOM FOUR 10'8" x 10'8" (3.26 x 3.26)
Double glazed window to rear, Radiator. Skimmed ceiling.

SECOND FLOOR LANDING
Doors to bedroom two and three and bathroom. Access to loft Double glazed window to side. Airing cupboard housing boiler. Radiator. Skimmed ceiling.

BEDROOM TWO 13'3" x 18'8" (4.06 x 5.70)
into recess
Two double glazed windows to front. Radiator. Skimmed ceiling.

BEDROOM THREE 10'9" x 15'6" (3.28 x 4.73)
Double glazed window to rear. Radiator. Skimmed ceiling.

BATHROOM
Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Shaver point. Extractor. Skimmed ceiling. inset lighting. Frosted double glazed window to rear., Heated towel rail.

REAR GARDEN
Enclosed and laid mainly to lawn with patio area. Wooden fence and brick surround. Mature tree, flower and shrub borders with raised bedding. Outside tap and lighting. Power. Garden shed. Gated side access.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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Floor Plan

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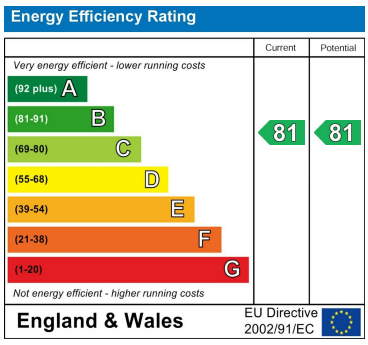
Area Map

Energy Efficiency Graph



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