



Cauldwell

PROPERTY SERVICES



76 Trinity Road, Milton Keynes, MK12 5PB

£499,995

Extended 3/4 Bedroom Detached Home in Old Wolverton – Generous Plot & Huge Potential

Cauldwell Property Services are delighted to offer this spacious and versatile detached home situated on a substantial plot in the ever-popular area of Old Wolverton, Milton Keynes.

This extended property offers flexible living with accommodation comprising a bright and airy entrance hall, lounge/dining room, separate dining room, downstairs shower room, kitchen/breakfast room, utility room, and a versatile fourth bedroom/study on the ground floor.

The first floor boasts three good-sized bedrooms, a family bathroom, and a separate WC.

Externally, the home benefits from a generous frontage, oversized garage, and a large rear garden offering fantastic potential for further development (STPP).

Located close to local amenities, excellent transport links including Wolverton Train Station, and well-regarded schools, this home is ideal for families or buyers seeking flexible space with scope to add value.

ENTRANCE HALL

Front entrance door. Skimmed ceiling. Stairs to first floor. Two frosted double glazed windows to front. Two radiators. Understairs storage cupboard. Door to kitchen/dining room and living room. Further storage cupboard. Door to garage. Door to shower room.

SHOWER ROOM

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Double panelled radiator. Frosted double glazed window to front. Skimmed ceiling. Extractor.

LIVING ROOM 23'11" x 10'11" (7.30 x 3.35)

Coving to skimmed ceiling. Double glazed window to front. Fireplace and surround. Two radiators.

KITCHEN/BREAKFAST ROOM 14'11" x 16'4" to 10'2" (4.57 x 5.0 to 3.12)

into extension

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in double oven, four ring hob and extractor hood. Plumbing for dishwasher and space for under counter fridge. Splash back tiling. Under unit lighting. Double panelled radiator. Skimmed vaulted ceiling with inset lighting. Extractor. Double glazed window and door to rear. Door to bedroom four/study. Door to utility room.

UTILITY ROOM 5'6" x 6'2" (1.68 x 1.90)

Fitted with a range of wall and base units with worksurfaces incorporating a stainless steel sink drainer and mixer tap. Space for American style fridge freezer. Plumbing for washing machine. Skimmed ceiling. Radiator.

DINING ROOM 13'8" x 9'1" (4.17 x 2.79)

Vaulted ceiling. Double panel radiator, Double glazed patio doors to rear.

BEDROOM FOUR/STUDY 10'2" x 7'6" (3.12 x 2.31)

Double glazed window to rear. Radiator. Part vaulted ceiling.

FIRST FLOOR LANDING

Doors to all rooms. Access to loft. Double glazed window to side.

BEDROOM ONE 13'5" x 10'0" (4.09 x 3.06)

Double glazed window to front. Radiator.

BEDROOM TWO 10'8" x 10'1" (3.27 x 3.08)

Three door built in cupboard. Double glazed window to rear. Radiator. Airing cupboard housing combination boiler.

BEDROOM THREE 9'11" x 7'3" (3.04 x 2.22)

Box bulk head recess. Double glazed window to front. Radiator.

BATHROOM

Two piece suite comprising panelled bath with mixer tap and shower attachment and wash hand basin. Frosted double glazed window to rear. Part tiled walls.

SEPARATE WC

Frosted double glazed window to side. Low level wc.

REAR GARDEN

A generous enclosed rear garden with lawn area, tree flower and shrub borders. Gated side access. Scope for extension subject to planning permissions.

FRONT GARDEN

A substantial block paved driveway with parking for several vehicles.

GARAGE

Oversized with power 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 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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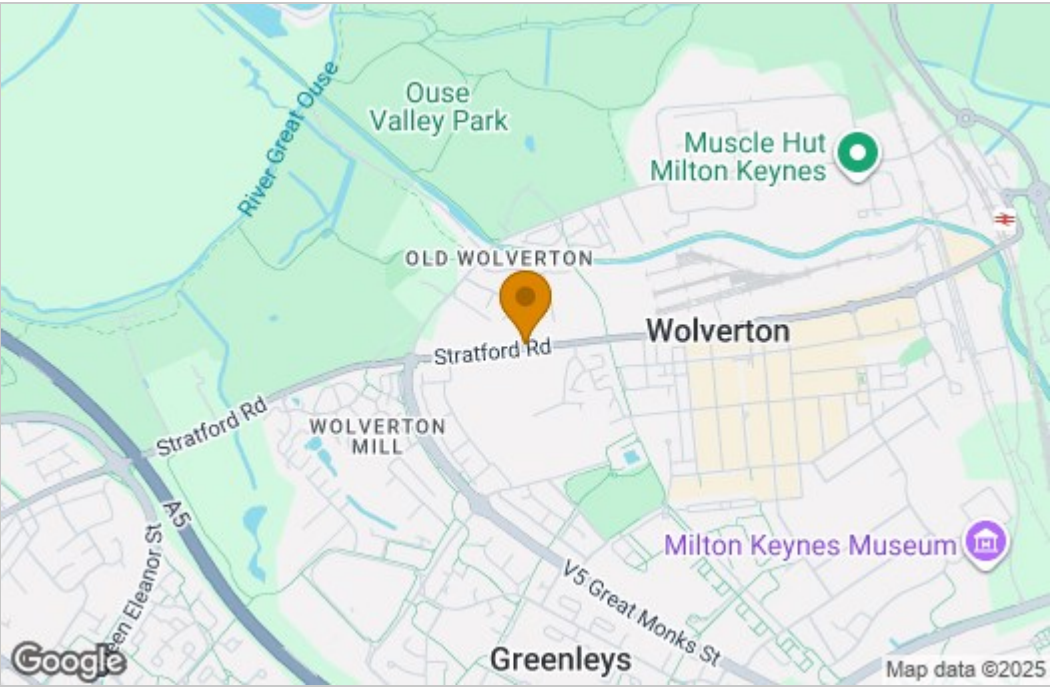
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Floor Plan

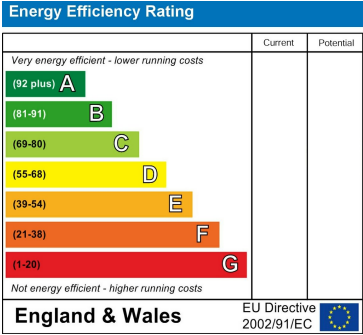


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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