

# Cauldwell

PROPERTY SERVICES



## 132 Barrosa Way, Milton Keynes, MK8 1DS

### £450,000

Set within the highly sought-after Whitehouse Park development, this impressive three-storey family home combines generous living space with modern upgrades and contemporary styling. The current owners have thoughtfully enhanced and personalised the property, making it a truly stand-out home in one of Milton Keynes' most desirable locations.

On the ground floor, the welcoming entrance hall leads to a clever utility cloakroom, before opening into a stunning open-plan kitchen, dining, and family living space – the heart of the home, designed for both everyday living and entertaining.

The first floor offers a versatile layout, featuring a second living room, a spacious landing, a modern fitted bathroom, and the third bedroom.

On the top floor, a dedicated main bedroom suite boasts built-in storage and a stylish en-suite shower room. Bedrooms two and four are also located on this floor, offering ideal accommodation for families or guests.

Outside, the property benefits from a good-sized rear garden with access to side by side off-road parking for two cars.

## **ENTRANCE HALL**

Double glazed door to front. Stairs to first floor landing. Radiator Coat and shoe storage cupboard with internet point. Porcelain tiled flooring

## **UTILITY CLOAKROOM 7'3" x 5'4" (2.21 x 1.65)**

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin with mixer tap. Fitted base units and work surface housing washing machine. Wall mounted combination boiler. Radiator. Extractor fan. Porcelain tiled flooring.

## **OPEN PLAN KITCHEN/DINING/LIVING SPACE 21'7" x 16'11" max (6.60 x 5.18 max)**

Double glazed windows and French doors to rear. Fitted wall and base units with work surfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven and grill. gas hob and extractor hood. Integral fridge freezer and dishwasher. Fitted wine cooler. Under cupboard lighting. Feature tiled splash backs. LED lighting. Understairs storage cupboard. Two radiators. Television point. Porcelain tiled flooring.

## **FIRST FLOOR LANDING**

Stairs from entrance hall. Double glazed window to front. Radiator. Part panelled walls.

## **LIVING ROOM 16'10" x 12'9" max (5.15 x 3.91 max)**

Double glazed windows and French doors to rear with Juliette balcony. LED lighting. Electric fireplace. Radiator. Fitted storage units and feature panelled walls with wall lights.

## **BEDROOM THREE 10'2" x 9'3" (3.10 x 2.83)**

Double glazed window to front. Radiator.

## **BATHROOM**

Three piece suite comprising bath with mixer tap and mains shower with screen, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. LED lighting. Tiled flooring. Part tiled walls.

## **SECOND FLOOR LANDING**

Stairs from first floor. Access to part boarded loft space Built in storage cupboard.

## **BEDROOM ONE 14'8" x 14'4" max (4.48 x 4.37 max)**

Two double glazed windows to front. Radiator. Feature panelled wall. LED lighting. Wall lights. Built in double wardrobe.

## **ENSUITE**

Three piece suite comprising double shower cubicle with shower, low level wc and wash hand basin in vanity surround. Heated towel rail. Shaver point Extractor fan. Tiled flooring. Part tiled walls.

## **BEDROOM TWO 12'9" x 9'11" (3.89 x 3.04)**

Double glazed window to rear. Radiator.

## **BEDROOM FOUR 9'0" x 6'9" (2.76 x 2.08)**

Double glazed window to rear. Radiator.

## **FRONT GARDEN**

Small garden area, laid to shingle.

## **REAR GARDEN**

Rear width patio area extending to side leading to rear access gate. Lawn area. Additional gated access to side. Timber shed. Raised decking area. Outside tap. Outside power.

## **PARKING**

Side by side parking for two behind garden.

## **Estate fees**

Please note there is a fee of £120pa to be paid to the management company for the upkeep of the local area.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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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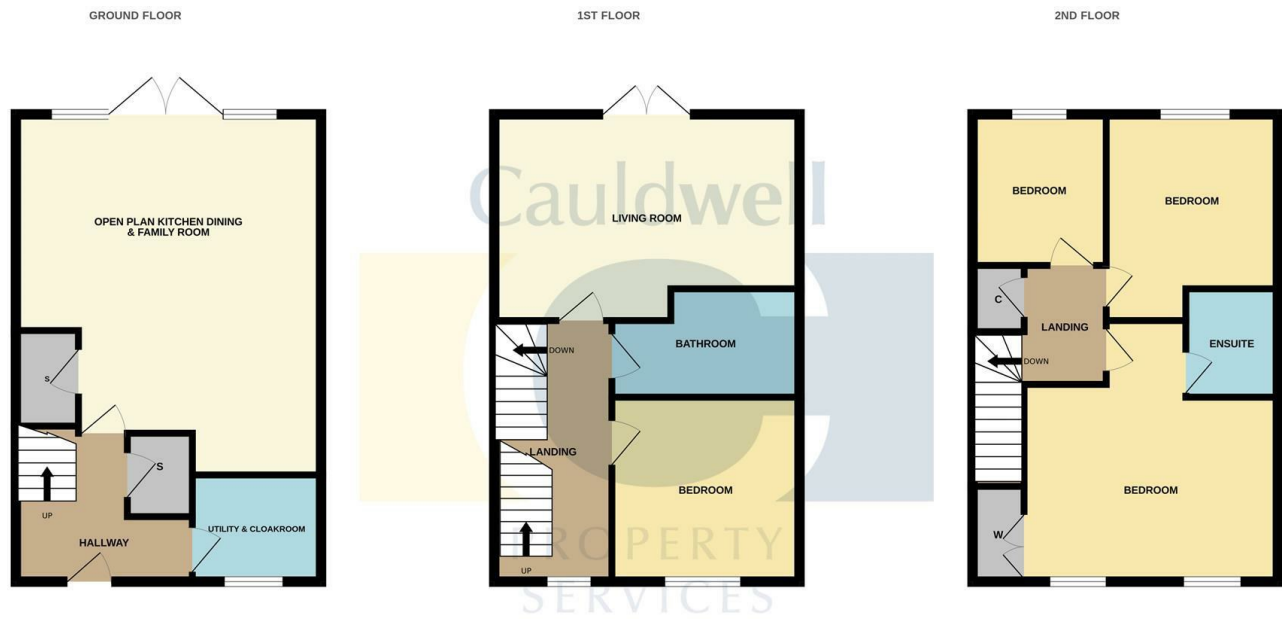
Yearly development charge of £120 per annum.

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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan



TOTAL FLOOR AREA : 15062sq.ft. (1399.3 sq.m.) approx.

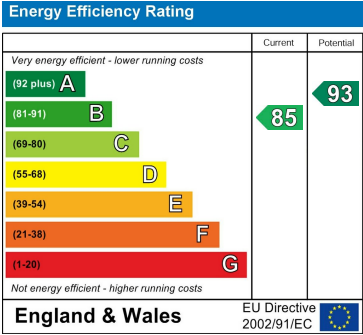
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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