Cauldwell

PROPERTY SERVICES

39 Pearse Grove, Milton Keynes, MK7 7HD

Price Guide £475,000

We are delighted to offer for sale this beautifully renovated three bedroom detached family home, complete with a single garage and driveway, situated within the highly sought-after area of Walton and available with no upper chain.

Having been comprehensively refurbished by the current owners, this exceptional home is presented in immaculate condition throughout and is ready to move straight into. The accommodation briefly comprises an entrance hall, downstairs cloakroom, utility room and an impressive open-plan living, dining and kitchen area with French doors leading to the rear garden and opening into a conservatory.

The stunning refitted Nobilia German kitchen is finished with contemporary concrete-effect handleless units, quartz work surfaces and an extensive range of integrated NEFF appliances, all of which remain under warranty. The ground floor is further enhanced by stylish marble-effect floor tiling throughout.

On the first floor there are three well-proportioned bedrooms, including a principal bedroom with a beautifully refitted en-suite shower room, together with a luxurious family shower room finished to an equally high standard.

ENTRANCE
Entrance through front door into entrance hall. Stairs to first floor. Radiator. Skimmed ceiling. Under stair storage area. Tiled floor. Double eternal doors leading to kitchen dining room. Glass door leading to kitchen. Door to refitted cloakroom. Door to utility area.

CLOAKROOM
Refitted two piece suite. Low level wc, wash hand basin with mixer tap with soft close cupboard surround. Tiled floor and part tiled walls. Radiator. Frosted double glazed window to the side. Skimmed ceiling.

UTILITY ROOM
Double glazed window to the side. Plumbing for washing machine. Wall mounted boiler. Tiled floor. Skimmed ceiling.

OPEN PLAN LIVING SPACE 12'0" 9'0" (3.68 2.76)
Refitted kitchen fitted with a range of soft close wall and base units, Stone work surface incorporating sink and drainer with mixer tap. Built in double oven with five ring hob. Built in dishwasher, built in fridge freezer. Tiled floor. Double glazed window to the rear. Double glazed door to the side. Breakfast bar. Radiator. Skimmed ceiling with inset lighting.

DINING ROOM 8'9" x 8'1" (2.69 x 2.48)
Double glazed French door to rear garden. Internal doors to dining area. Opening through to living room. Tiled floor. Skimmed ceiling. Inset lighting.

LIVING ROOM 17'10" x 9'7" (5.44 x 2.93)
Dual aspect. Double glazed French doors to conservatory. Double glazed window to the front. Door to entrance hall. Skimmed ceiling with inset lighting. Door to living room. Tiled floor. Two radiators,

CONSERVATORY 11'1" x 10'0" (3.40 x 3.07)
Timber framed double glazed construction with French doors leading to garden. Tiled floor. Power and lighting.

FIRST FLOOR LANDING
Double glazed window to the front. Doors to all upstairs rooms. Storage cupboard.

BEDROOM ONE 10'1" x 9'10" (3.09 x 3.0)
Double glazed window to the rear. Skimmed ceiling with inset lighting. Loft access with pull down ladder. Radiator, Door to ensuite.

ENSUITE
Refitted three piece suite. Walk in shower cubical with wall mounted shower. Low level wc, wash hand basin with with mixer tap. Radiator. Frosted double glazed window to the side. Part tiled walls.

BEDROOM TWO 9'10" x 14'7" (3.0 x 4.47)
Two double glazed windows to the rear. Radiator. Skimmed ceiling with inset lighting.

BEDROOM THREE 9'9" x 7'11" (2.99 x 2.42)
Double glazed window to the front. Radiator. Skimmed ceiling.

FAMILY SHOWER ROOM
Refitted three piece suite. Walk in shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap and soft close vanity surround. Tiled floor. Feature radiator. Skimmed ceiling with inset lighting. Frosted double glazed window to the front.

REAR GARDEN
Enclosed rear garden laid mainly to lawn, Patio area. Shingle area. Mixture of brick wall and fence panel surround. Service door to garage. Flower and shrub borders.

GARAGE
Electric roller door. Power and light.

FRONT
Front garden laid to shingle. Path leading to front door. Storm porch. Driveway

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

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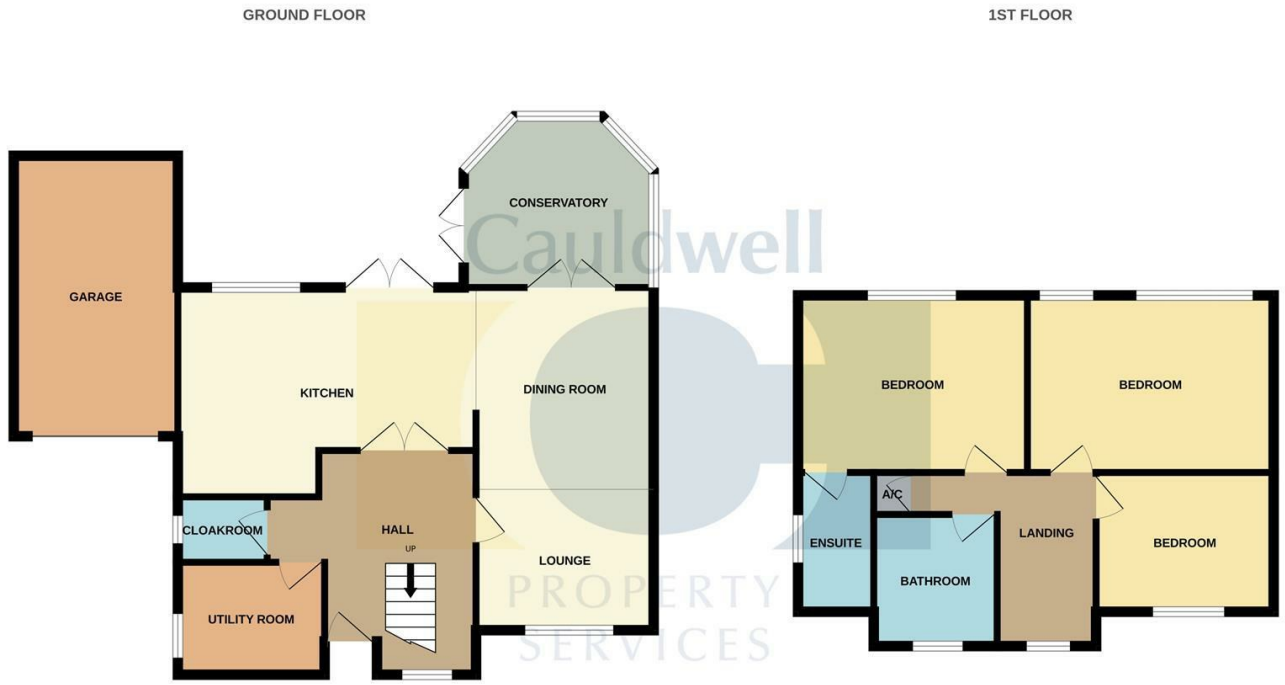
Floor Plan



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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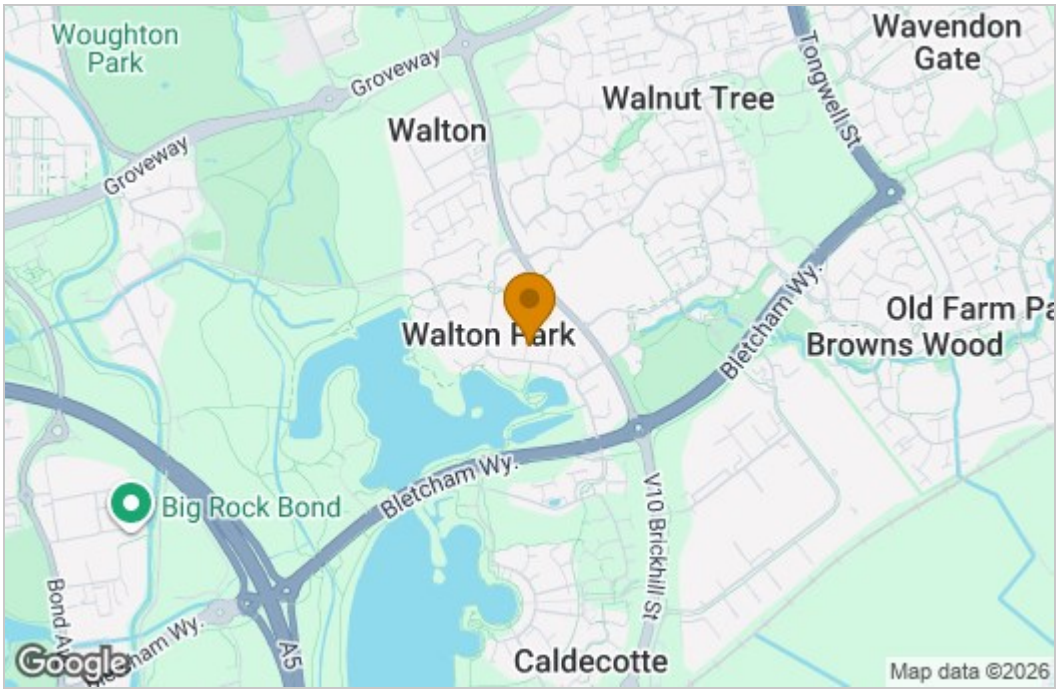
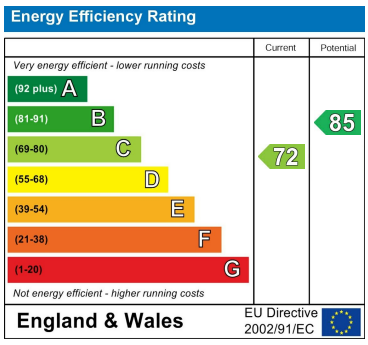
Area Map



Energy Efficiency Graph



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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk