Cauldwell

PROPERTY SERVICES









10 Woolsley Crescent, Milton Keynes, MK17 7EY

£409,995

Cauldwell are delighted to offer for sale this well-presented three double bedroom family home, built in 2023 by David Wilson Homes and situated within the sought-after Eagle Farm South development. Arranged over three floors, the property benefits from a spacious principal bedroom with an en-suite, a contemporary kitchen/dining room and two allocated parking spaces with access to an EV charging point.

The ground floor accommodation comprises an entrance hall, a downstairs cloakroom, a comfortable sitting room and a fitted kitchen/dining room spanning the rear of the property, with double doors opening onto the garden.

On the first floor, there are two well-proportioned double bedrooms and a family bathroom. The principal bedroom occupies the second floor, offering generous accommodation with useful eaves storage and an en-suite shower room.

Outside, the enclosed rear garden provides a low-maintenance space for relaxing and entertaining, with gated rear access leading to the allocated parking area.

Eagle Farm South offers access to local schools, parks, green spaces and play areas. The property is also well placed for routes to Central Milton Keynes, with its extensive shopping and leisure facilities and mainline

ENTRANCE HALL
Front entrance door. Door to living room and cloakroom. Skimmed ceiling. Radiator.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Radiator. Skimmed ceiling. Extractor.

LIVING ROOM 11'9" x 16'10" (3.59 x 5.15)
Bay window to front. Skimmed ceiling. Understairs storage cupboard. Two radiators. Door to inner hall way. Stairs to first floor. Radiator. Door to kitchen/dining room.

KITCHEN/DINING ROOM 15'6" x 10'5" (4.73 x 3.18)
Fitted with a range of soft close wall and base units with worksurfaces incorporating sink drainer unit and drinking water tap with water softener. Built in oven, four ring gas hob and extractor hood. Built in dishwasher, washing machine and fridge freezer. Double glazed French doors to rear. Skimmed ceiling, Radiator.

FIRST FLOOR LANDING
Doors to bedrooms two, three. bathroom and lobby. Airing cupboard.

BEDROOM TWO 8'8" x 13'6" (2.65 x 4.13)
Double glazed window to rear aspect. Radiator,

BEDROOM THREE 8'2" x 12'0" (2.5 x 3.66)
Double glazed window to front aspect. Radiator. Skimmed ceiling.

BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Splash back tiling. Heated towel rail. Frosted double glazed window to rear. Extractor. Skimmed ceiling.

INNER LOBBY
Double glazed window to front. Radiator. Stairs to bedroom one.

BEDROOM ONE 11'2" x 21'6" (3.42 x 6.56)
Restricted head height
Dual aspect with double glazed window to front. Two double glazed sky lights to rear. Two radiators. Skimmed ceiling. Access to loft. Four door glass fronted fitted wardrobe. Door to ensuite

ENSUITE
Three piece suite comprising double tiled shower cubicle and wall mounted shower, low level wc and wash hand basin. Heated towel rail. Shaver point. Extractor. Skimmed ceiling. Double glazed sky light to rear,

REAR GARDEN
Enclosed and laid to lawn with patio area, brick and wooden fence surround. Gated side access. Driveway providing parking with EV point.

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.

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.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

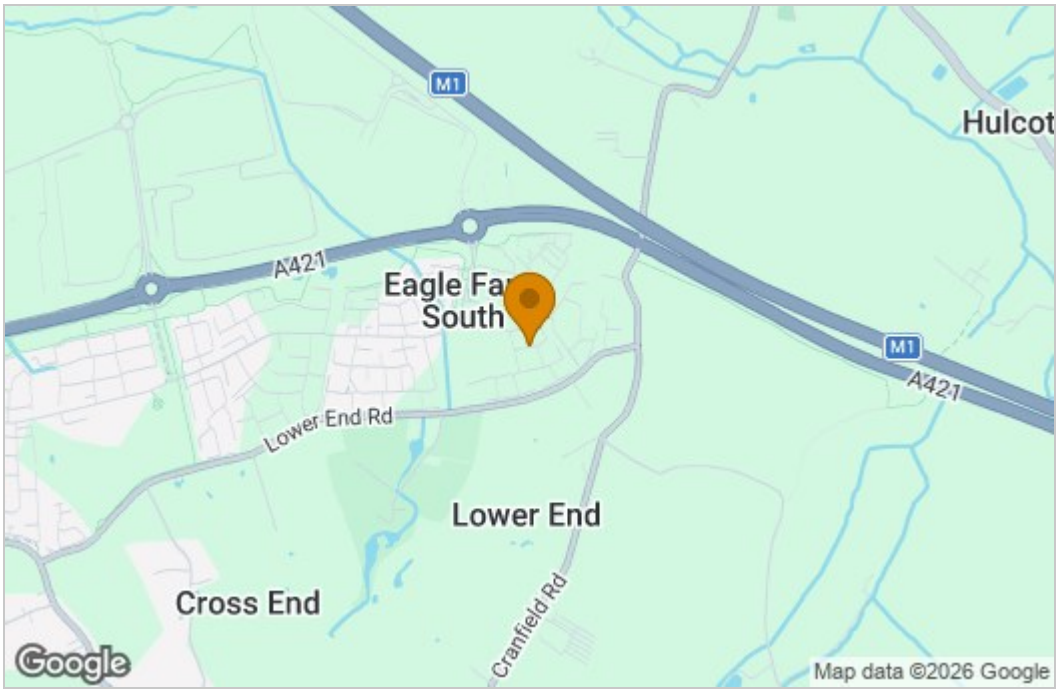
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Floor Plan

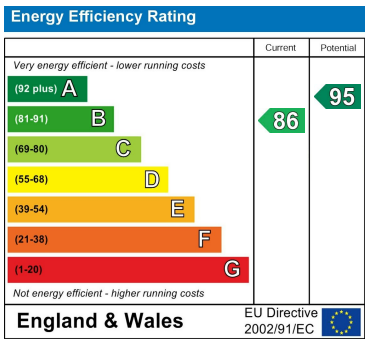


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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