



Cauldwell

PROPERTY SERVICES



9 Cranmore Circle, Milton Keynes, MK10 7DD

£399,995

Introducing a spacious three double bedroom semi-detached home in the desirable Broughton area of Milton Keynes. This charming property boasts ample internal living space and includes a garage, perfect for storage or converting. With its modern design and convenient location, this home offers a comfortable and practical lifestyle for families or professionals alike.

Accommodation briefly comprises; entrance hall, downstairs cloakroom, kitchen diner with integrated appliances and French doors leading to the rear garden lounge. To the first floor there is an en-suite shower room to the principal bedroom with a dressing area, two further bedrooms and a family bathroom. Externally there is an enclosed rear garden, garage and carport driveway.

Broughton is situated to the East of Milton Keynes, within easy access of both junction 13 and 14 M1 motorway. The area features a local centre and is within close proximity of Kingston Centre with a Tesco superstore, Boots, amongst other high street shops and food centres. Willen Lake is within a short driving distance, as is Central Milton Keynes shopping centre and Train Station.

Council tax band C. Energy rating C.

ENTRANCE HALL

Entrance door. Door to cloakroom and living room. Skimmed ceiling. Radiator.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator.

LIVING ROOM 13'10" x 11'11" (4.23 x 3.65)



Double glazed window to front. Double panelled radiator Door to inner hallway. Skimmed ceiling.

INNER HALLWAY

Stairs to first floor. Radiator. Door to kitchen/diner.

KITCHEN/DINER

DINING AREA 9'6" x 8'2" (2.90 x 2.49)



Double glazed French doors to rear. Double panelled radiator. Skimmed ceiling. Opening to kitchen.

KITCHEN AREA 6'11" x 11'6" (2.11 x 3.51)



Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in oven, four ring hob and extractor . Plumbing for dishwasher and washing machine. Space for fridge freezer. Tiled flooring Double glazed window to rear. Wall mounted concealed boiler Skimmed ceiling

FIRST FLOOR LANDING

Doors to all rooms. Skimmed ceiling. Airing cupboard housing water tank.

BEDROOM ONE 11'6" x 10'11" (3.53 x 3.33)



Double glazed window to front. Double panelled radiator. Loft access. Dressing area with three door wardrobe. Door to ensuite.

ENSUITE



Three piece suite comprising double tiled shower cubicle, low level wc and wash hand basin. Radiator. Frosted double glazed window to rear. Shaver point. Extractor. Skimmed ceiling Tiled flooring Part tiled walls

BEDROOM TWO 10'4" x 8'8" (3.16 x 2.66)



Double glazed window to front. Radiator.

BEDROOM THREE 10'4" x 9'10" (3.16 x 3.02)



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. Part tiled walls. Skimmed ceiling. Extractor Radiator Tiled flooring. Frosted double glazed window to front

REAR GARDEN

Enclosed rear garden laid mainly to lawn with patio and decking area. Flower and shrub borders. Gated side access,

SINGLE GARAGE

Up and over door.

CARPORT DRIVEWAY

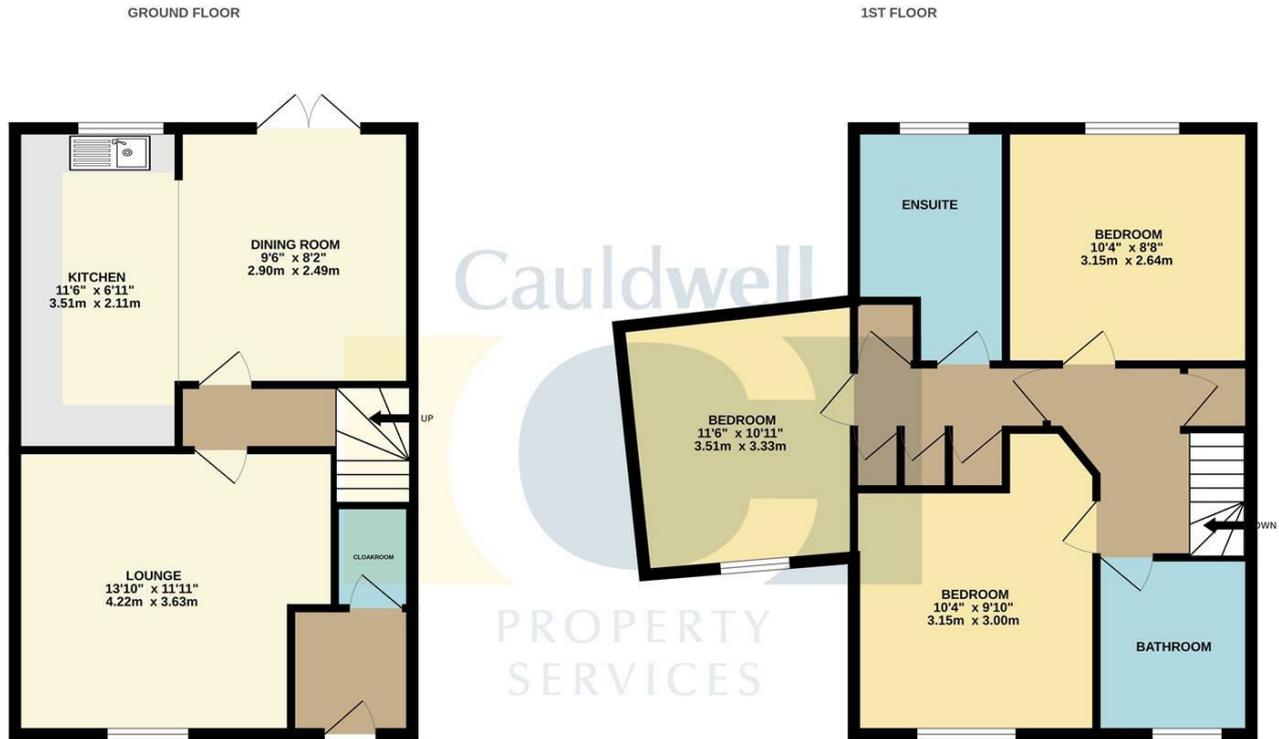
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their 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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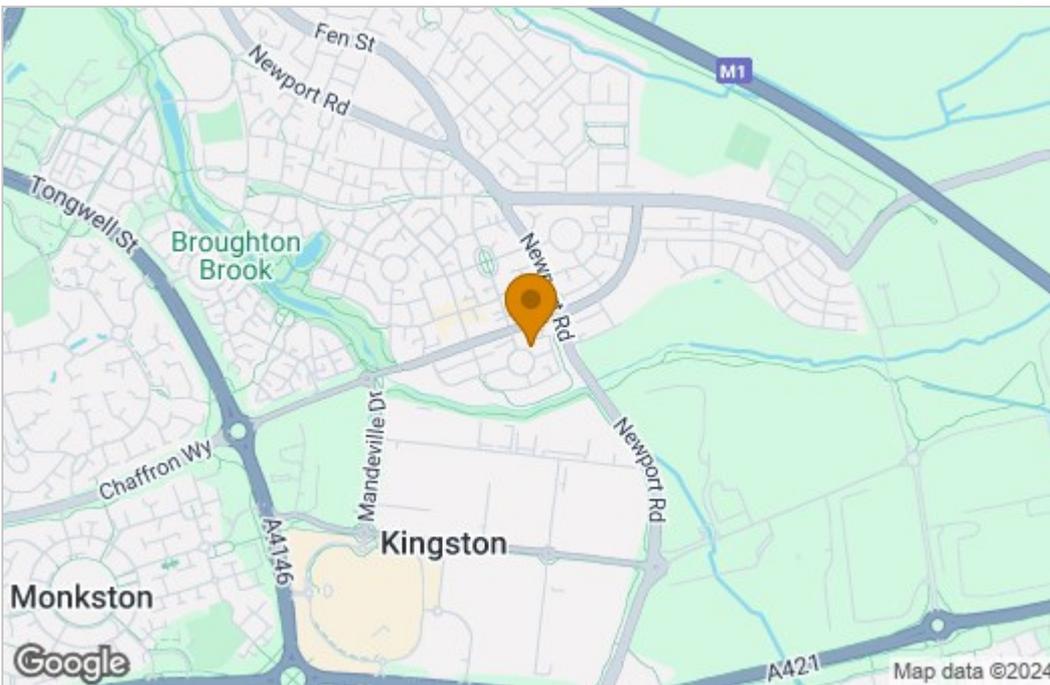
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Floor Plan

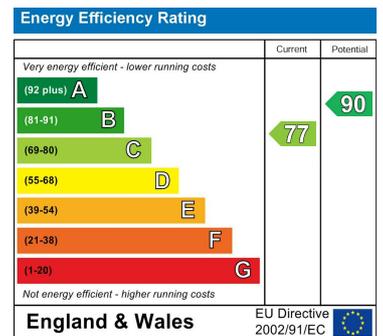


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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