



# Cauldwell

PROPERTY SERVICES



## 7 Ireland Close

Browns Wood, Milton Keynes, MK7 8EQ

£529,995



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## ENTRANCE HALL

Double glazed composite door to front. Radiator. Stairs to first floor landing.

## CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin. Storage cupboard.

## DINING ROOM

18'4" x 8'3" (5.60 x 2.53)

Double glazed bay window to front. Radiator. (Please note the dining room has been painted using 'Farrow & Ball - Eating Room Red paint).

## LIVING ROOM

13'2" x 11'7" (4.02 x 3.54)

Double glazed window to front. Radiator. Gas fire. Television and internet points.

## KITCHEN/BREAKFAST ROOM

16'10" x 9'7" (5.15 x 2.93)

Two sets of double glazed French doors to rear. Fitted range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Rangemaster oven with extractor hood over. Space for fridge and freezer. Plumbing for dishwasher. Under cupboard lighting. Two plinth heaters. Radiator. Small breakfast bar seating area. Door to utility room.

## UTILITY ROOM

6'9" x 5'9" (2.06 x 1.76)

Double glazed door to rear aspect. Fitted wall and base unit with worksurface. Plumbing for washing machine. Space for tumble dryer. Wall mounted combination boiler. Radiator. Generous walk in under stairs cupboard with light.

## FIRST FLOOR LANDING

Dog leg stairs from entrance hall. Double glazed obscure

window to side. Stairs to second floor landing. Radiator. Airing cupboard.

## BEDROOM ONE

13'4" x 11'11" (4.08 x 3.64)

Double glazed window to rear. Radiator. Freestanding walk in wardrobe with mirrored sliding doors, inset shelving and lighting. Television point. Door to ensuite.

## ENSUITE

Double glazed obscure window to rear. Three piece suite comprising double shower cubicle with mains shower and hand shower attachment, close coupled wc and wash hand basin with mixer tap set into vanity surround. Victorian style heated towel rail. Extractor fan. Wall mounted medicine cabinet. Shaver point. Tiled walls.

## BEDROOM TWO

14'2" x 8'9" (4.32 x 2.68)

Double glazed window to front. Radiator. Built in double wardrobe.

## BEDROOM THREE

11'9" x 9'10" max (3.6 x 3 max)

Double glazed window to front. Radiator.

## BEDROOM FOUR

11'1" x 6'10" (3.39 x 2.10)

Double glazed window to front. Radiator.

## BATHROOM

Double glazed obscure window to rear. Three piece suite comprising spa bath with mixer tap and mains shower with shower screen, wash hand basin and close coupled wc. Radiator. Extractor fan. Shaver point. Mainly tiled walls.

## SECOND FLOOR LANDING

Stairs from first floor landing. Double glazed sky light window to rear with fitted blind.

## BEDROOM FIVE

23'11" x 14'9" max into recess (7.29 x 4.50 max into recess)

some restricted head height

Four double glazed sky light windows to rear. Radiator LED lighting. Door to loft space.

## FRONT GARDEN

Laid to artificial lawn with shaped borders. Hardstanding driveway parking leading to front.

## REAR GARDEN

Gated access to front. Enclosed area for house cats (can be removed) Mainly laid to shingle stone with rear width patio area and raised deck with astro-turf covering, mature flower beds and trees. Timber storage shed. Outside tap. Storage space.

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.

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.

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Road Map



Hybrid Map



Terrain Map



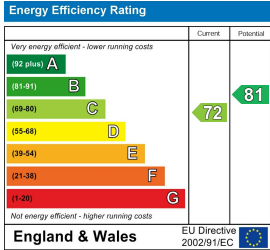
Floor Plan



Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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