



## 32 Hidcote Drive, Milton Keynes, MK4 4FU

### Offers In Excess Of £699,995

CAULDWELL are delighted to offer for sale this Charles Church built, five/six bedroom high specification home, located within the highly sought-after Westcroft area of Milton Keynes.

This impressive family home has been thoughtfully designed and enhanced, boasting a stunning extended kitchen/family/breakfast room complete with bi-folding doors, a lantern-style roof and sleek Corian work surfaces – creating a perfect space for modern family living and entertaining. The ground floor accommodation further comprises a welcoming entrance hall, a spacious 24' dual aspect sitting room, a formal dining room, a quality fitted kitchen with integrated appliances and granite work surfaces, and a utility room.

On the first floor, the principal bedroom suite benefits from a dressing room and a luxury ensuite shower room. The guest bedroom and third bedroom also feature their own ensuite facilities, while the sixth bedroom provides versatility as a study or nursery.

The second floor offers two further generous double bedrooms, both served by a well-appointed family bathroom.

Externally, the property enjoys a generous rear garden, ideal for outdoor dining and relaxation, together with a garage, carport with garage door and additional parking to the front. Council tax band tbc. Council tax band tbc.

## **ENTRANCE HALL**

Entrance through front door into entrance hall. Stairs leading to first floor. coving to a skimmed ceiling with inset lighting. Door to kitchen, door to utility room, door to dining room and door to cloakroom. Tiled floor with under floor heating.

## **CLOAKROOM**

Two piece suite. Low level wc, wash hand basin with mixer tap. Part tiled walls, tiled floor. Skimmed ceiling with inset lighting. Extractor.

## **KITCHEN FAMILY BREAKFAST ROOM 20'7" x 17'10" (6.28 x 5.45)**

Measured into extension. Refitted kitchen, fitted with a range of soft close wall and base units. Corian worksurfaces incorporating sink with mixer tap. Built in ovens, and built in coffee machine. Built in dishwasher and built in fridge freezer. Under unit lighting. Skimmed ceiling with inset lighting. Lantern style double glazed window to the side. Double glazed Bi-fold doors to the rear. Tiled floor with under floor heating, Central island breakfast bar with Corian work surface and two under counter wine fridges and five ring gas hob with concealed extractor.

## **UTILITY ROOM**

Formally kitchen. Granite work surface, wall and base units. Plumbing for washing machine and space for tumble dryer. Skimmed ceiling with inset lighting. Tiled floor.

## **DINING ROOM 12'9" x 9'10" (3.91 x 3.02)**

Measured into double glazed bay window to the front. Skimmed ceiling with inset lighting.

## **LIVING ROOM 11'6" x 23'11" (3.52 x 7.31)**

Dual aspect. Double glazed bay window to the front. Double glazed French doors to the rear with double glazed windows to either side. Two radiators.

## **FIRST FLOOR LANDING**

Radiator. Coving to ceiling. Inset lights. Door to master bedroom, guest bedroom, bedroom three, bedroom six/study. Stairs to second floor.

## **BEDROOM ONE 13'5" x 11'8" (4.09 x 3.56)**

plus door recess

Double glazed window to front aspect. Radiator. Television point. Arch to dressing room.

## **DRESSING ROOM**

Double glazed window to rear aspect. Double built in wardrobe. Single built in wardrobe. Radiator. Door to ensuite.

## **ENSUITE**

Frosted double glazed window to rear aspect. Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Shaver point. Heated towel rail. Inset lights. Tiled flooring. Tiled splashbacks.

## **GUEST BEDROOM 12'2" x 10'9" (3.73 x 3.30)**

Double glazed window to front aspect. Radiator. Door to ensuite.

## **ENSUITE**

Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Radiator. Inset lights. Frosted double glazed window to front aspect.

## **BEDROOM THREE 11'6" x 9'6" (3.53 x 2.92)**

Double glazed window to rear aspect. Radiator. Door to ensuite.

## **ENSUITE**

Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Radiator. Inset lights. Frosted double glazed window to front aspect.

## **BEDROOM SIX/STUDY 10'9" x 5'10" (3.30 x 1.78)**

Double glazed window to rear aspect. Radiator.

## **SECOND FLOOR LANDING**

Airing cupboard. Radiator. Storage cupboard. Velux window. Door to bedroom four and five.

## **BEDROOM FOUR**

Double glazed window to front and a Velux window to rear aspect. Storage cupboards. Access to loft.

## **BEDROOM FIVE 10'9" x 9'6" (3.30 x 2.90)**

Double glazed window to front aspect. Radiator.

## **FAMILY BATHROOM**

Three piece suite comprising bath, low level wc and wash hand basin. Tiled splash backs. Extractor fan. Heated towel rail. Velux window.

## **REAR GARDEN**

Enclosed rear garden laid mainly to artificial lawn, Patio area and decking area. Outside power and lighting. Service door to detached garage.

## **FRONT GARDEN**

Off road parking for two/three cars. Access to rear garden.

## **DETACHED GARAGE**

Detached garage with up and over door with power and light

## **CARPORT**

With garage door leading to garage.

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



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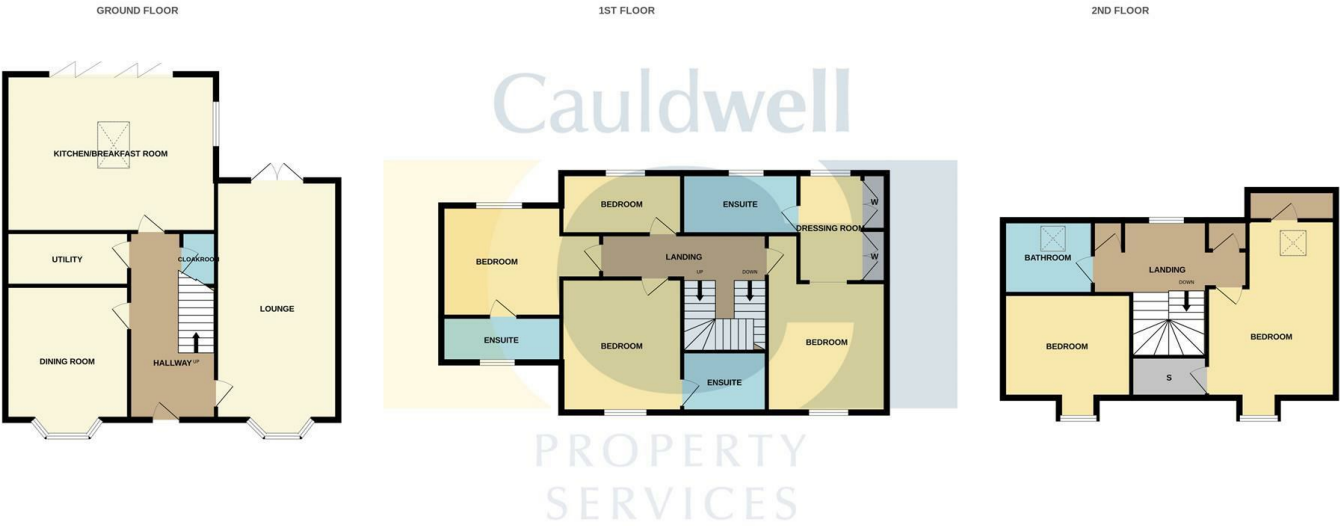
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Floor Plan

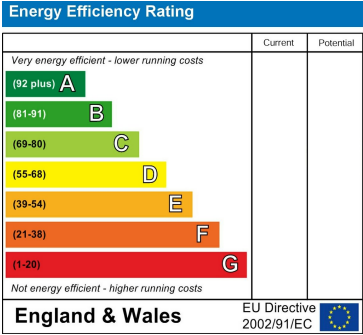


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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