



## 13 Emmett Close, Milton Keynes, MK4 2DY

### Price Guide £425,000

\*\*\* GUIDE PRICE £425,000 – £440,000 \*\*\*

Immaculate Three Bedroom Detached Home in Emerson Valley with Woodland Views

Cauldwell Property Services are delighted to present this beautifully maintained three bedroom detached home, perfectly positioned in the highly sought-after area of Emerson Valley, adjoining Tattenhoe Park and enjoying peaceful woodland views with a real sense of privacy.

Immaculately presented throughout, this property offers stylish and versatile accommodation. The welcoming lounge features a charming bay window that floods the room with natural light, while the separate dining room provides flexibility, with potential to open into the lounge for a more open-plan layout if desired.

The refitted kitchen has been finished to a high standard, complete with Bosch integrated appliances, including a double oven, microwave and five-ring gas hob — ideal for keen cooks and those who love to entertain.

## ENTRANCE HALL

Stairs to first floor. Door to living room, kitchen/.breakfast room and cloakroom. Tiled flooring. Skimmed ceiling. Radiator. Frosted double glazed window to front.

## CLOAKROOM

Re- fitted suite comprising low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to side. Skimmed ceiling. Inset lighting Tiled flooring.

## RE-FITTED KITCHEN/BREAKFAST ROOM

### 15'11" x 8'9" (4.87 x 2.68)

Double glazed window and door to rear and side. Re-fitted high specification units to base and eye level with Quartz worksurface incorporating one and half bowl sink drainer and mixer tap. Two built in ovens, combi microwave, dishwasher and wine rack. Space for fridge freezer. Five ring gas hob and feature extractor hood. Splash back tiling. Tiled flooring. Door to dining room.

## DINING ROOM 10'1" x 9'2" (3.08 x 2.80)

Double glazed French doors to rear. Concealed doors to living room. Radiator. Skimmed ceiling.

## LIVING ROOM 15'0" x 10'1" (4.58 x 3.08)

Double glazed bay window to front. Double panelled radiator. Concealed doors to dining room. Feature fireplace. Skimmed ceiling.

## FIRST FLOOR LANDING

Doors to upstairs rooms. Access to boarded loft with pull down ladder and solar panels controls. Airing cupboard housing boiler and storage shelving.

## BEDROOM ONE 10'4" x 12'5" (3.17 x 3.80)

Fitted wardrobe with three sliding doors. Two double glazed windows to front. Radiator. Door to ensuite.

## ENSUITE

Re-fitted suite comprising double tiled shower cubicle with wall mounted shower. low level wc and wash hand basin in vanity surround. Radiator. Frosted double glazed window to front. Skimmed ceiling with inset lighting. Extractor.

## BEDROOM TWO 10'3" x 9'7" (3.14 x 2.93)

Two double glazed windows to rear Radiator. Skimmed ceiling.

## BEDROOM THREE 6'6" x 9'0" (2.0 x 2.75)

Double glazed window to rear. Radiator. Skimmed ceiling.

## RE-FITTED SHOWER ROOM

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin and drawer surround. Heated towel rail. Part tiled walls . Frosted double glazed window to side. Skimmed ceiling with inset lighting and extractor.

## REAR GARDEN

Landscaped rear garden laid mainly to artificial lawn with a generous patio area. Two summer houses. Wooden fence surround. Gated side access. Outside power and light. Door to garage.

## FRONT GARDEN

Laid to artificial lawn with patio area. Path to front door with storm porch over. Outside lighting.

## SINGLE GARAGE

Electric roller shutter door. Power and lighting. Plumbing for washing machine.

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.

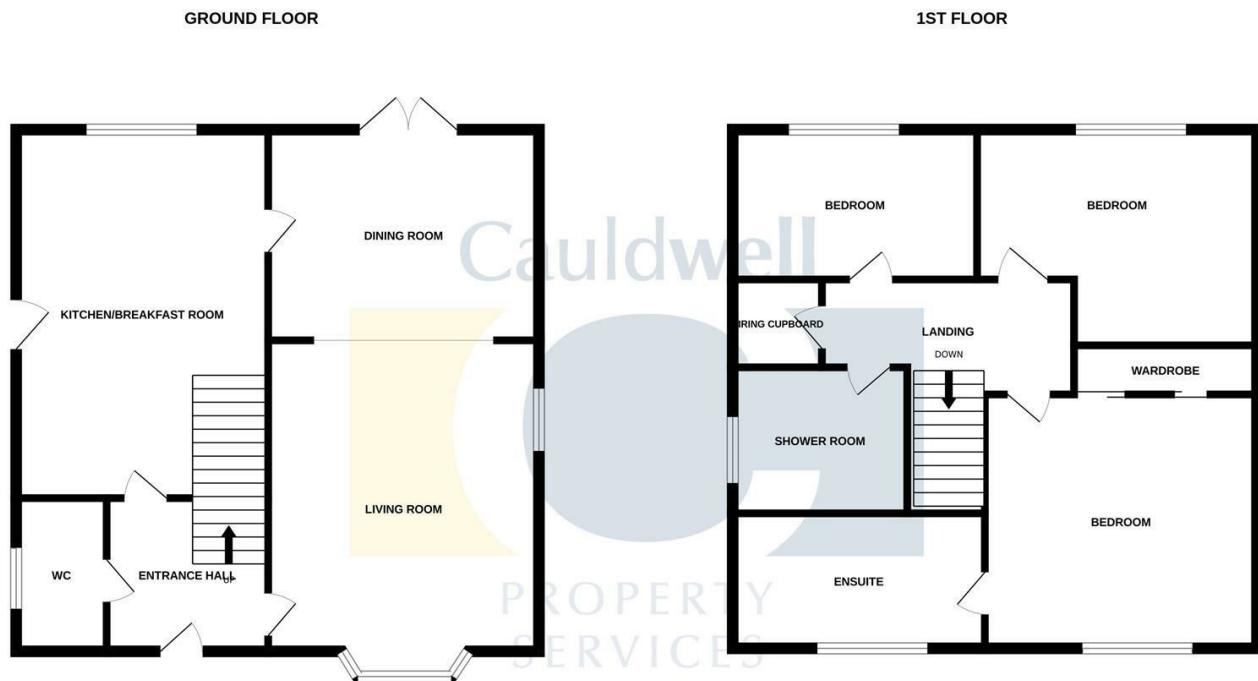
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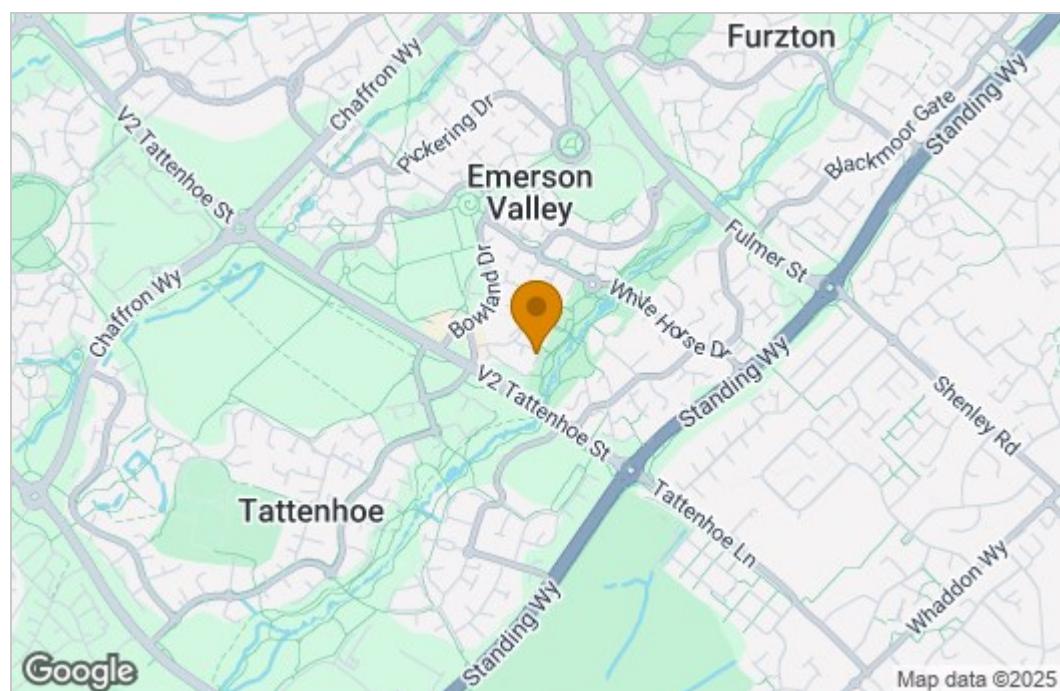
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## Floor Plan

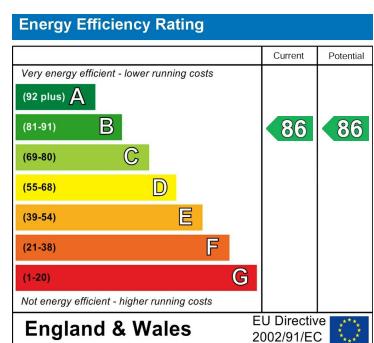


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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