



## 30 Cartmel Close, Milton Keynes, MK3 5LT

**£499,995**

Situated within a quiet cul-de-sac on the popular Racecourse Estate, this well-presented family home occupies a convenient position on the outskirts of Bletchley and offers generous living accommodation complemented by wonderful, mature gardens.

The accommodation comprises an entrance hall, refitted downstairs cloakroom, refitted kitchen, and a spacious living room opening into an insulated-roof conservatory. There is also a separate dining room, a part-converted garage providing additional versatile space, and access to the enclosed rear garden.

To the first floor, the principal bedroom benefits from fitted wardrobes and a refitted en-suite shower room. There are three further bedrooms, along with a refitted four-piece family bathroom.

Externally, the property enjoys stunning, mature gardens to the rear, featuring a combination of decked and patio areas, ideal for entertaining. To the front, there is a substantial block paved driveway providing off-road parking for several vehicles, together with a part converted single garage.

The property is offered for sale with no upper chain.

## ENTRANCE HALL

Stairs to first floor. Open to kitchen. Door to living room, dining room and storage cupboard. Coat cupboard. Door to cloakroom.

## CLOAKROOM

Re-fitted two piece suite comprising low level wc and wash hand basin in cupboard surround. Radiator. Port hole double glazed window to front.

## KITCHEN 10'0" x 8'1" (3.07 x 2.47)

Re-fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in fridge freezer and dishwasher. Double glazed window to front. Under unit lighting. Built in oven, four ring induction hob and extractor hood. Skimmed ceiling with inset lighting.

## LIVING ROOM 10'1" x 14'7" (3.09 x 4.45)

Feature radiator. Open to conservatory. Coving to skinned ceiling.

## CONSERVATORY 11'2" x 10'4" (3.42 x 3.16)

Brick and UPVC double glazed construction. Double glazed French doors to rear garden. Insulated roof with inset lighting.

## DINING ROOM 16'5" x 9'3" (5.02 x 2.83)

Two double glazed windows to rear. Radiator. Double glazed door to rear garden. Coving to skinned ceiling. Inset lighting. Door to garage.

## UTILITY AREA PART CONVERTED GARAGE

Plumbing for washing machine and space for fridge freezer. Wall and base units. Door to garage.

## FIRST FLOOR LANDING

Doors to all rooms. Airing cupboard. Loft access. Coving to skinned ceiling.

## BEDROOM ONE 8'2" x 15'6" (2.50 x 4.73)

Double glazed window to rear. Radiator. Coving to skinned ceiling. Door to ensuite.

## ENSUITE

Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to front. Tiled walls and flooring.

## BEDROOM TWO 9'2" x 14'4" (2.80 x 4.39)

Formerly the master bedroom into recess. Double glazed bay window to front. Radiator.

## BEDROOM THREE 9'2" x 9'11" (2.80 x 3.03)

Double glazed window to rear. Radiator. Coving to skinned ceiling.

## BEDROOM FOUR 8'11" x 6'2" (2.74 x 1.89)

Double glazed window to rear. Radiator.

## BATHROOM

Re-fitted four piece suite comprising panelled bath,

tiled shower cubicle with wall mounted shower, low level wc and wash hand basin with drawer surround. Feature towel rail. Skimmed ceiling. Inset lighting. Two frosted double glazed windows to front.

## REAR GARDEN

Enclosed rear garden, laid mainly to lawn with decking area. Wooden fence and hedgerow surround. Gated side access. Mature tree, flower and shrub borders.

## FRONT GARDEN

A substantial block paved driveway with parking for several vehicles. Storm porch over front door. Up and over door leading to converted single garage with power and light. Outside lighting.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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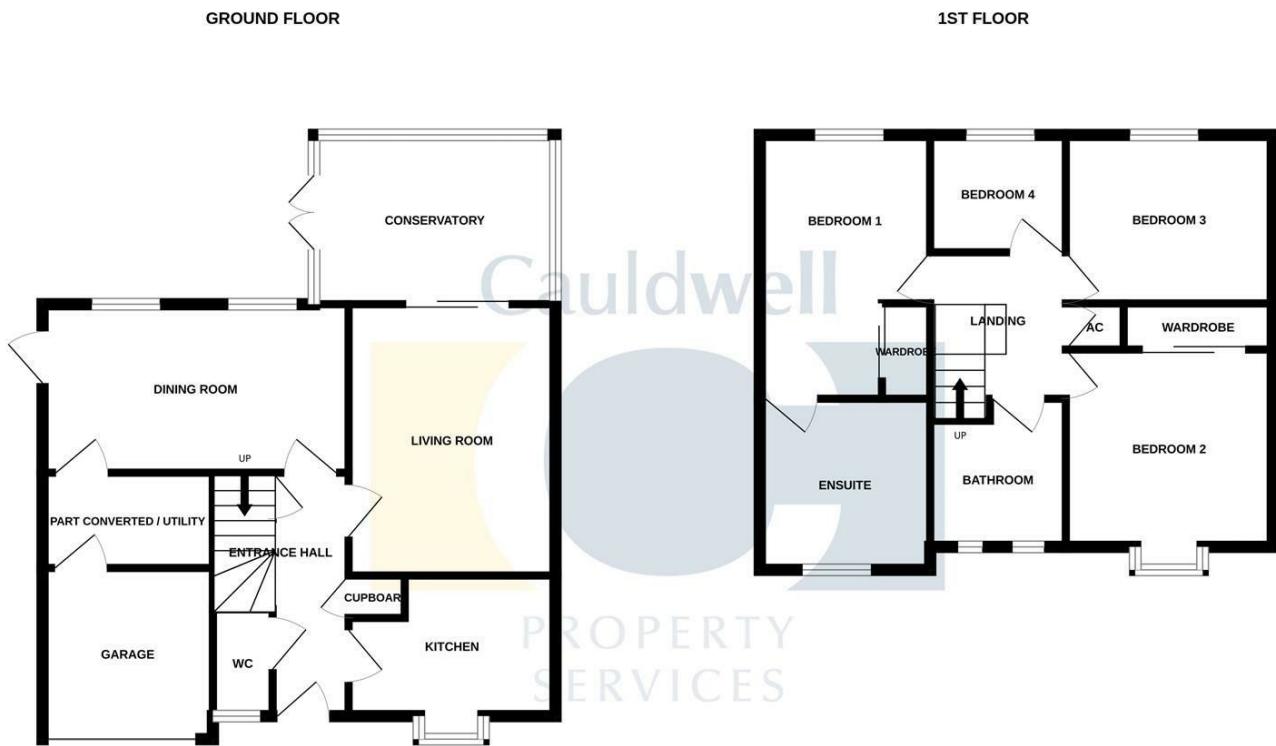
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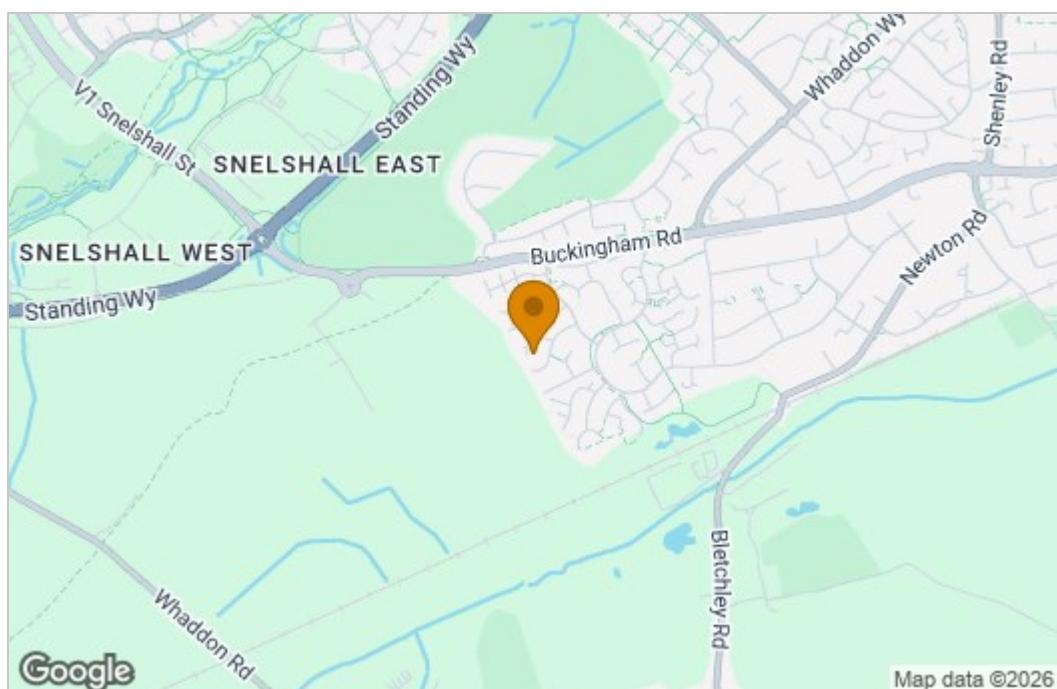
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## Floor Plan

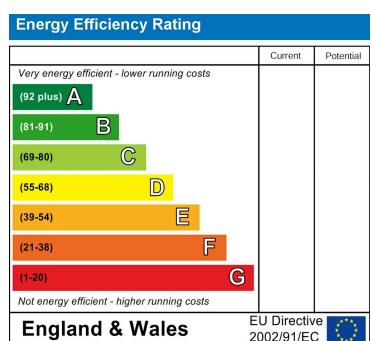


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## Area Map



## Energy Efficiency Graph



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