Cauldwell

PROPERTY SERVICES

42 Westergate Avenue, Milton Keynes, MK10 7LQ

Offers In The Region Of £620,000

Cauldwell are delighted to offer a Stunning Five-Bedroom Detached Home with Studio Apartment in Brooklyn, Milton Keynes

Nestled in the highly sought-after area of Brooklands, Milton Keynes, this newly built four /five-bedroom detached family home offers modern living at its finest. Overlooking green space, this property combines contemporary design with versatile spaces to meet all your family's needs.

The ground floor boasts a welcoming entrance hall, a study perfect for home working, a living room, and a bright and airy kitchen breakfast room that flows seamlessly into the dining room—ideal for entertaining. A utility room and a downstairs cloakroom add to the practicality of this beautifully designed home.

Upstairs, there are four generously sized double bedrooms, including a principle bedroom with an en-suite shower room, and a modern family bathroom to complete the first floor.

Outside, the rear garden offers a peaceful retreat, perfect for relaxing or outdoor dining. The property also features a block-paved driveway with parking for multiple vehicles.

ENTRANCE HALL
Front entrance door. Stairs to fist floor. Door to study. cloakroom, kitchen/diner.

STUDY 7'5" x 7'0" (2.27 x 2.15)
Double glazed window to front. Radiator. Skimmed ceiling

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Radiator. Skimmed ceiling. Extractor. Tiled flooring.

KITCHEN/DINING ROOM 16'6" x 6'9" to 12'7" (5.03 x 2.08 to 3.85)
Fitted with a range of soft close wall and base units with worksurfaces incorporating one and half bowl sink drainer. Built in oven, four ring hob and extractor. Built in dishwasher and fridge freezer. Double glazed French doors to bay. Double glazed window to rear. Two double panelled radiators Tiled flooring. Opening to utility room.

UTILITY ROOM
Fitted with a range of wall and base units with worksurface. Concealed wall mounted boiler. Plumbing for washing machine. Double glazed door to side. Skimmed ceiling. Extractor. Radiator. Tiled flooring

DINING ROOM 10'7" x 8'8" (3.23 x 2.66)
Double glazed window to rear. Radiator. Skimmed ceiling. Storage cupboard.

LIVING ROOM 19'10" x 12'1" (6.05 x 3.69)
Double glazed bay window to front. Radiator. Skimmed ceiling.

FIRST FLOOR LANDING
Doors to all rooms. Loft access. Radiator. Skimmed ceiling. Double door to airing cupboard.

BEDROOM ONE 12'7" x 11'7" (3.85 x 3.54)
Two double glazed windows to front. Double glazed window to side. Skimmed ceiling. Radiator. Door to ensuite.

ENSUITE
Three piece suite comprising double tiled shower cubicle with shower, low level wc and wash hand basin. Splash back tiling. Skimmed ceiling. Extractor. Radiator.

BEDROOM TWO

BEDROOM THREE 10'3" x 9'7" (3.14 x 2.93)
Three door soft close wardrobe. Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM FOUR 10'11" x 10'2" (3.33 x 3.10)
Two mirror fronted wardrobes. 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. Splash back tiling. Radiator. Extractor. Skimmed ceiling. Frosted double glazed window to rear.

REAR GARDEN
Enclosed rear garden, laid mainly to lawn with patio and decking area. Brick and wooden fence surround. Gated access. Outside power and lighting.

DETACHED SINGLE GARAGE
Converted to studio apartment

STUDIO
Double glazed French doors to front. Double glazed bi folding doors to side.

FRONT GARDEN
Block paved driveway. Lawned garden. Path to front door.

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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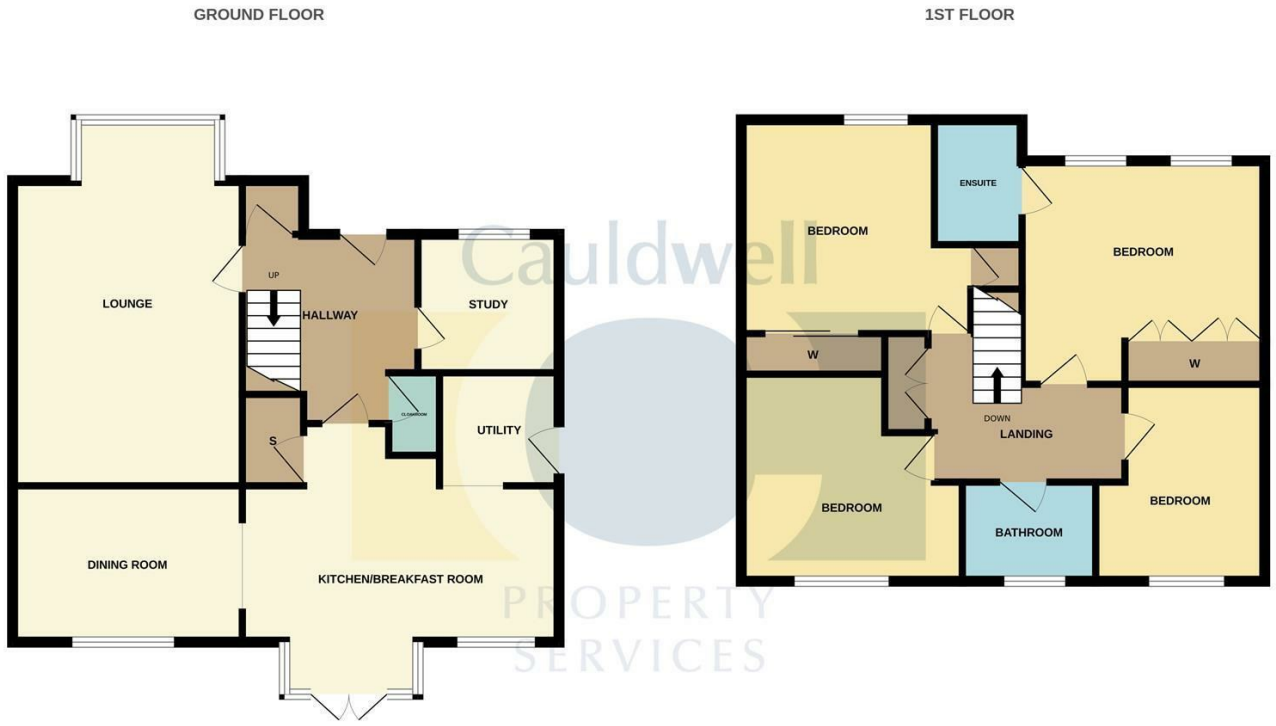
Floor Plan



TOTAL FLOOR AREA : 1421sq.ft. (132.0 sq.m.) approx.

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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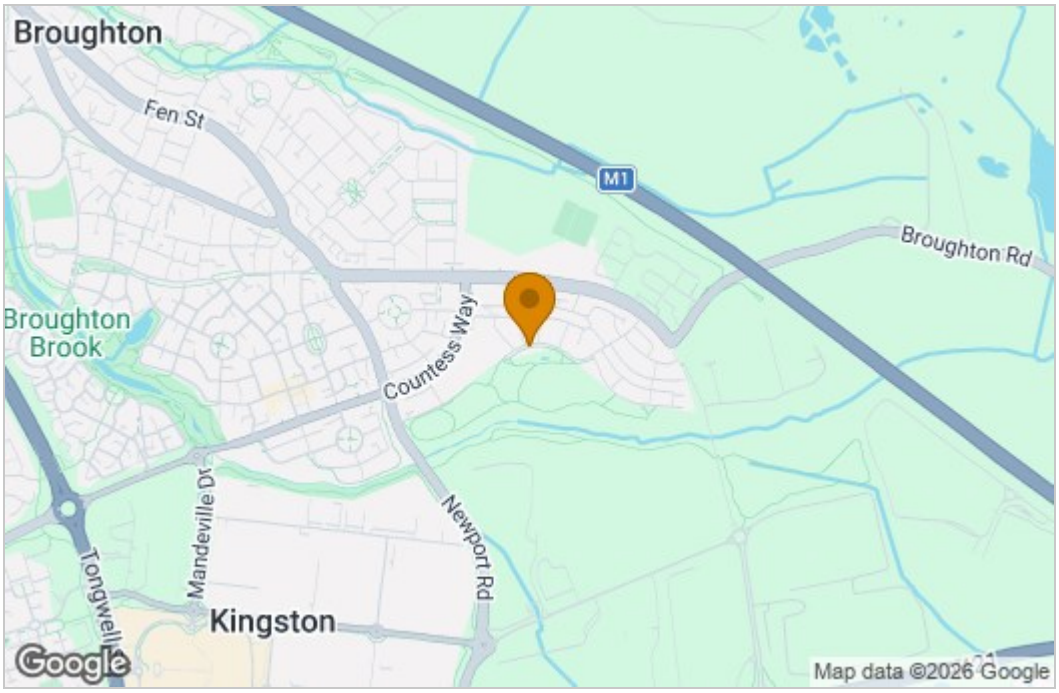
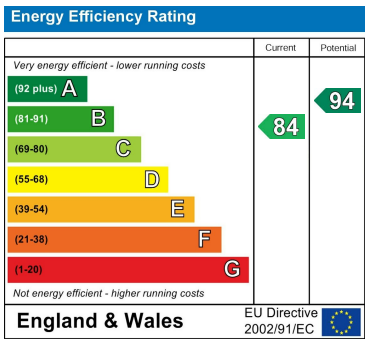
Area Map



Energy Efficiency Graph



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