



Cauldwell

PROPERTY SERVICES



12 Thorneycroft Lane, Milton Keynes, MK15 9BA Offers Over £500,000

CAULDWELL are delighted to offer for sale this stunning four-bedroom detached family home, situated in the desirable and well established location of Downhead Park, within close proximity to the picturesque Grand Union Canal and its attractive walks.

The property has undergone a significant programme of updating and refurbishment by the current owners, resulting in a beautifully presented home that perfectly combines contemporary living with a warm and inviting feel.

The accommodation begins with an entrance porch leading into a welcoming entrance hall, with a refitted downstairs cloakroom. A particular feature of the home is the impressive open-plan kitchen/dining room, thoughtfully designed to create an ideal space for both everyday living and entertaining. This flows seamlessly into a dual-aspect living room, complete with a charming log burner, creating a superb sociable layout. Both the living area and kitchen/dining space benefit from bi-fold doors opening onto the rear garden, allowing for an abundance of natural light and excellent indoor-outdoor living.

To the first floor there are four well-proportioned bedrooms and a refitted four-piece family bathroom finished to a high standard.

ENTRANCE PORCH

Entrance door. Two frosted double glazed windows to front. Soft close cupboards. Tiled flooring. Skimmed ceiling. Door to entrance hall.

ENTRANCE HALL

Door to cloakroom. Opening to kitchen. Skimmed ceiling Radiator.

CLOAKROOM

Re-fitted two piece suite comprising low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to side. Part tiled walls. Tiled flooring. Skimmed ceiling.

KITCHEN 11'7" x 9'4" (3.54 x 2.85)

Re-fitted with a range of soft close wall and base units. Worksurface and sink drainer unit. Built in oven, four ring hob and extractor hood. Built in washing machine, ridge freezer and dishwasher. Break fast bar. Double glazed door to garden. Opening to dining room. Double glazed window to front. Skimmed ceiling.

DINING ROOM 11'6" x 8'9" (3.52 x 2.68)

Bespoke understairs storage cupboard. Double glazed bi fold doors to rear. Feature radiator. Skimmed ceiling. Opening to living room.

LIVING ROOM 12'0" x 15'9" (3.66 x 4.81)

Double glazed bi fold doors to rear. Double glazed window to side. Feature fireplace and radiators. Skimmed ceiling with inset lighting and speakers. Understairs storage cupboard.

FIRST FLOOR LANDING

Doors to all rooms. Coving to skimmed ceiling with loft access.

BEDROOM ONE 11'8" x 11'7" (3.56 x 3.55)

Double door wardrobe with sliding mirror fronted doors. Double glazed window to rear. Radiator.

BEDROOM TWO 11'8" x 8'7" (3.56 x 2.62)

Double glazed window to rear. Radiator. Coving to ceiling. Double door wardrobe with sliding mirror doors.

BEDROOM THREE 9'8" x 7'6" (2.96 x 2.30)

Double glazed window to side. Radiator.

BEDROOM FOUR 9'7" x 6'10" (2.93 x 2.09)

Double glazed window to front. Radiator

BATHROOM

Four piece suite comprising bath with mixer tap. double shower cubicle and wall mounted shower. low level wc and wash hand basin. Feature radiator. Part tiled walls. Tiled flooring. Frosted double glazed window to front. Skimmed ceiling.

REAR GARDEN

Enclosed and laid mainly to decking area with

raised sleepers leading to lawn with mature tree, flower and shrub borders. Gated side access. Wooden fence surround. Service door to garage.

FRONT GARDEN

Laid to lawn. Block paved driveway.

DETACHED GARAGE

Up and over door power and light.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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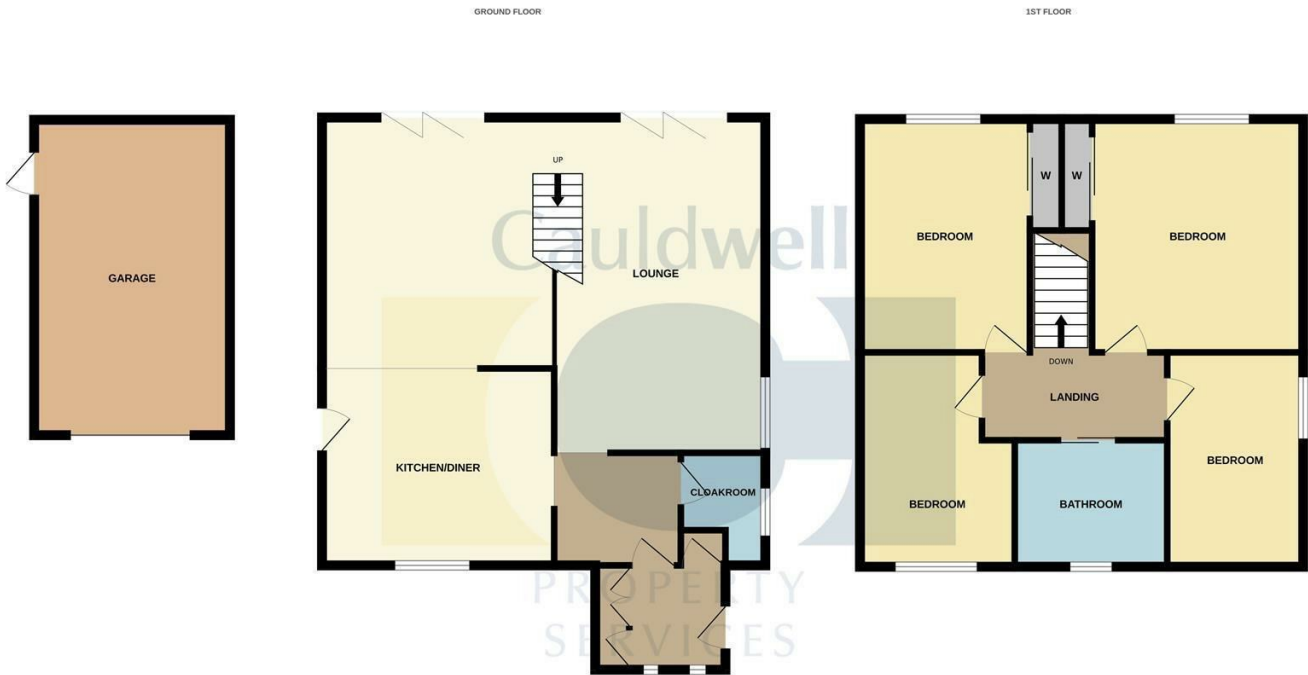
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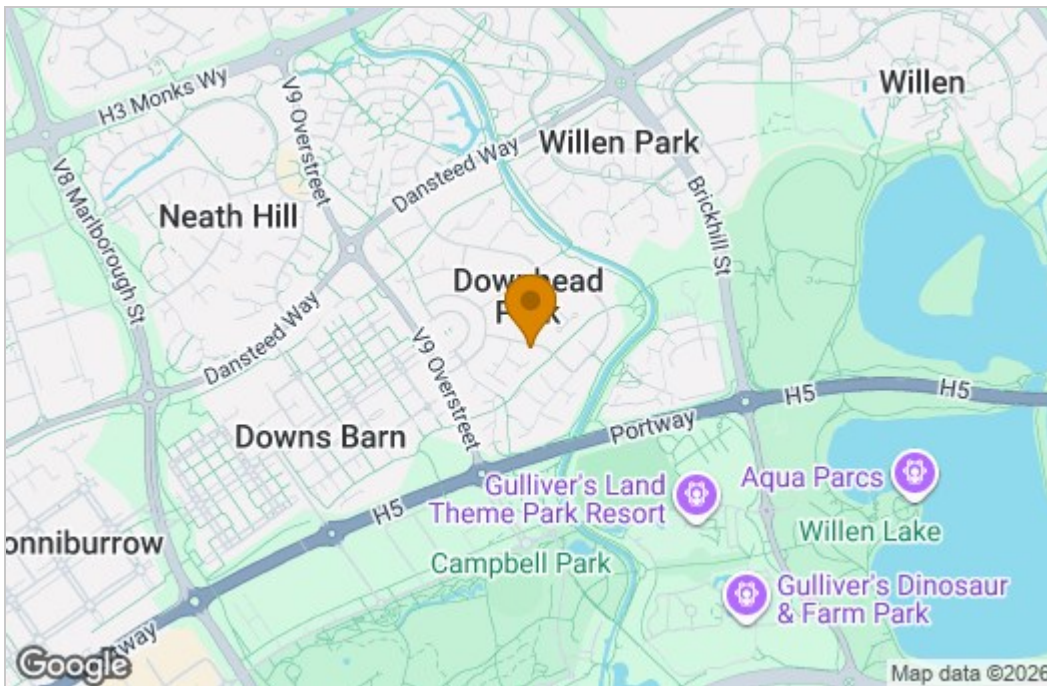
Floor Plan



TOTAL FLOOR AREA : 1044sq.ft. (97.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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