

Cauldwell

PROPERTY SERVICES



5 Holland Way, Newport Pagnell, MK16 0LL

£415,000

CAULDWELL are delighted to offer for sale this three bedroom detached which has been tastefully enhanced and extended and re-modelled since the house was originally constructed. The property now offers incredible living space across the ground floor in the form of a generous size open plan lounge dining area with patio door leading to the rear garden, study, stylish refitted kitchen with skylight windows and a downstairs cloakroom. To the first floor there are three well proportioned bedrooms, en-suite shower room and a family bathroom. Outside there is block paved driveway, garage and an attractive mature enclosed rear garden.

Council tax band D. Energy rating C.

Situated in the North East corner of Milton Keynes, Newport Pagnell is a historic, industrial town where Aston Martin still retains a presence. The town has a traditional high street with numerous shops and restaurants; leisure centre and swimming pool; three primary schools and a secondary school; the Great River Ouse and River Ousel are next to the town and there is lots of open space to be enjoyed.

ENTRANCE HALL

Door to dining room and cloakroom. Radiator. Double glazed window to side.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Frosted double glazed window to side. Radiator. Tiled flooring. Extractor.

LIVING ROOM 23'4" x 6'6" (7.12m x 2.00m)



Double glazed window to front. Radiator. Door to study. Opening to living room (into extension).

DINING ROOM 10'5" x 10'3" (3.20 x 3.14)



Sliding double glazed door to rear. Door to kitchen. Radiator.

KITCHEN/BREAKFAST ROOM 18'10" x 8'6" (5.75 x 2.60)



into extension

Fitted with a range of soft close wall and base units with worksurfaces incorporating one and half sink drainer and mixer tap. Built in double oven, five ring gas hob and extractor hood. Double glazed door to side. Double glazed window to rear. Sky light to rear. Built in dishwasher. Plumbing for washing machine. Space for fridge freezer.

STUDY 11'1" x 8'6" (3.38 x 2.60)

Double glazed window to the side. Radiator

FIRST FLOOR LANDING



Doors to all rooms. Access to loft. Built in storage unit.

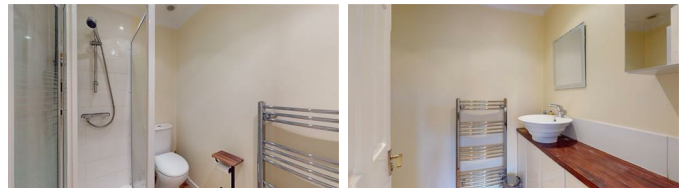
BEDROOM ONE 15'7" x 10'4" (4.75 x 3.17)



into extension

Double glazed window to rear. Radiator. Built in cupboard. Door to ensuite.

ENSUITE



Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Heated towel rail. Extractor.

BEDROOM TWO 12'4" x 11'10" (3.77 x 3.61)



Double glazed window to front. Radiator. Built in cupboard.

BEDROOM THREE 7'3" x 7'1" (2.23 x 2.17)



Double glazed window to front. Radiator.

BATHROOM



Three piece suite comprising panelled bath with mixer tap and shower over, low level wc and wash hand basin in vanity surround. Radiator. Frosted double glazed window to rear.

FRONT GARDEN



A substantial block paved driveway providing parking for several vehicles. Electric charge point.

REAR GARDEN



Enclosed and laid to lawn with patio area and wooden fence surround and a mixture of tree, flower and shrub borders. Outside tap and lighting. Gated side access.

SINGLE GARAGE

Electric door.

COUNCIL TAX BAND

Council tax band D. Sourced from <https://www.gov.uk/council-tax-bands>

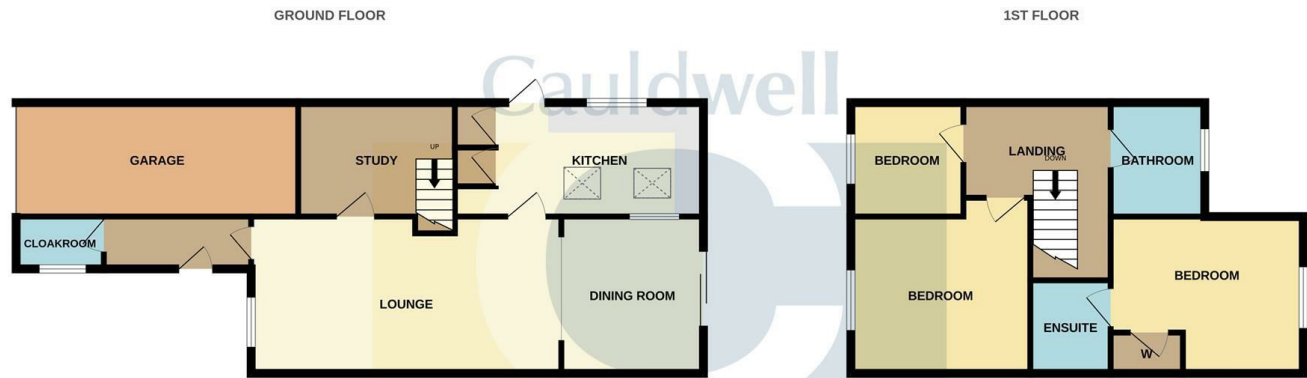
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their 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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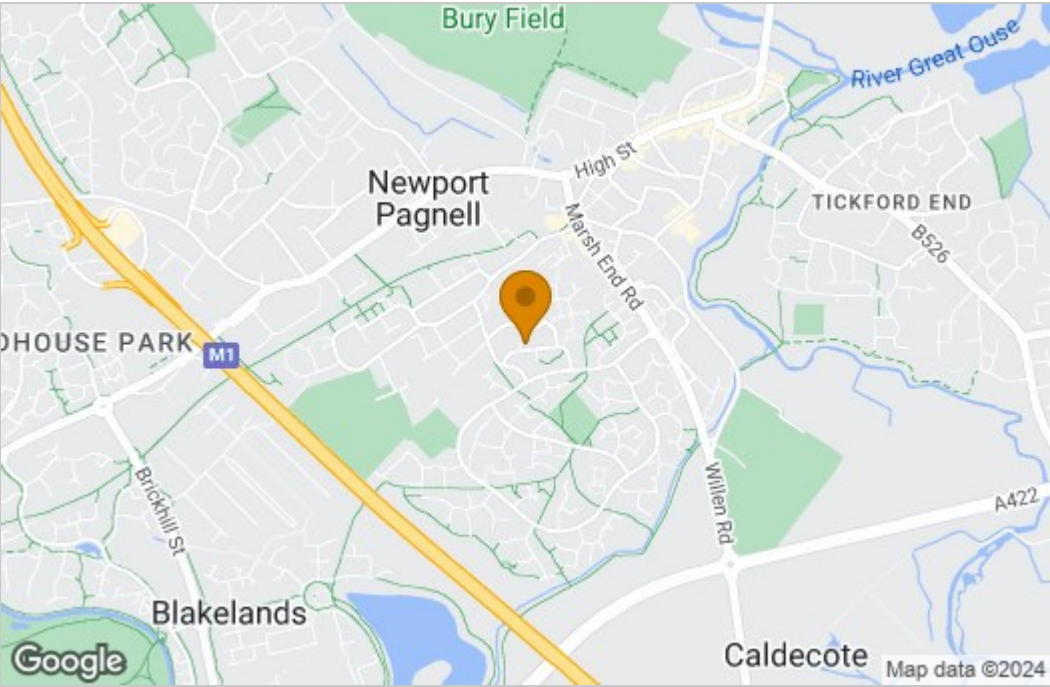
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Floor Plan

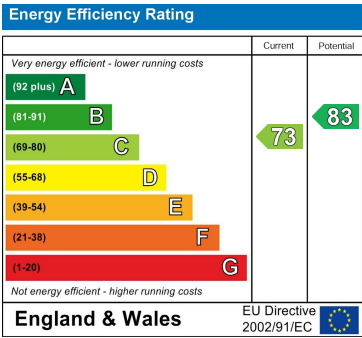


TOTAL FLOOR AREA : 1281sq.ft. (119.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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