



# Cauldwell

PROPERTY SERVICES



## 21 Dartmouth Drive

Broughton, Milton Keynes, MK10 9WH

£425,000



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## ENTRANCE HALL

Composite double glazed door to front. Radiator. Amtico flooring. Doors to living room and cloakroom.

## CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin with mixer tap. Radiator. Amtico flooring.

## LIVING ROOM

19'0" x 15'9" (5.80 x 4.82)

Double glazed window to front. Two radiators. Stairs to first floor landing with understairs storage cupboard housing fibre internet connection point. Television point. Amtico flooring. Arch to kitchen/dining room.

## KITCHEN/DINING ROOM

15'9" x 9'1" (4.81 x 2.79)

Fitted with a range of wall and base units with worksurfaces and upstands. One and half bowl sink drainer with mixer tap. Neff electric oven and neff combination microwave oven with five ring Neff hob and extractor hood over. Integral Neff dishwasher. Plumbing for washing machine. Under unit lighting. Extractor fan. Radiator. Double glazed window and French doors to rear. Amtico flooring. Wall mounted combination boiler.

## FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space. Radiator. Storage cupboard.

## BEDROOM ONE

11'4" x 9'1" (3.47 x 2.77)

Double glazed window to rear. Fitted wardrobes. Radiator. Television point. Door to ensuite.

## ENSUITE

Double shower cubicle with mains shower, wash hand basin and close coupled wc. Wall mounted medicine cabinet. Heated towel rail. Electric shaver point. Extractor fan. LED lighting. Amtico flooring.

## BEDROOM TWO

12'9" x 8'0" (3.91 x 2.46)

Double glazed window to front. Radiator. Fitted wardrobes.

## BEDROOM THREE

10'2" x 7'4" (3.12 x 2.26)

Double glazed window to front. Radiator. Fitted wardrobes. Loft access.

## BATHROOM

Double glazed obscure window to rear. Three piece suite comprising panelled bath with mixer tap and shower. Wash hand basin and close coupled wc. Heated towel rail. Shaver point. Extractor fan. LED lighting. Amtico flooring.

## FRONT GARDEN & DRIVEWAY

Small paved garden area with hedge boundary. Hardstanding driveway to side for two/three vehicles and EV charge point.

## DETACHED GARAGE

Electric up and over door to front. Power and lighting.

## REAR GARDEN

Rear width sandstone patio extending to rear with lawn and fitted pergola. Laid to lawn with sleeper borders. Outside tap. Gated access to side.

## AGENTS NOTE

Yearly development charge £140 Per annum.

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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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.



## Road Map



## Hybrid Map



## Terrain Map



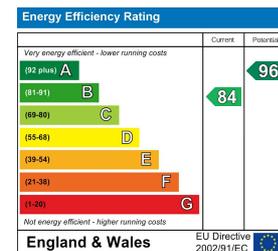
## Floor Plan



## Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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