



# Cauldwell

PROPERTY SERVICES



## 1 Ellenstow

Bradwell, Milton Keynes, MK13 9BJ

£475,000



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## ENTRANCE HALL

Composite double glazed door to front. Stairs to first floor landing. Radiator. Door to living room.

## LIVING ROOM

13'6" x 12'3" (4.12 x 3.74)

Double glazed window to front. Feature panelled walls. Vertical radiator. Television and internet points. Herringbone Karndean flooring. Arch to kitchen/dining room.

## KITCHEN/DINING ROOM

16'10" x 9'10" (5.14 x 3.00)

Double glazed window and bifolding doors to rear. Re-fitted range of wall and base units with Quartz worksurfaces, upstands and window ledge. Under cupboard lighting. Electric oven and hob with extractor hood over. Integral fridge, freezer and dishwasher. Sink with mixer tap and engraved drainer. Understairs storage cupboard. LED lighting. Part panelled walls. Vertical radiator. Herringbone Karndean flooring. Arch to second reception/bedroom four

## SECOND RECEPTION/BEDROOM FOUR

10'5" x 8'7" (3.20 x 2.64)

Double glazed sky light window to front. Double glazed door to rear. Part panelled walls. Radiator. LED lighting. Vertical radiator.

## UTILITY CUPBOARD

Housing washing machine. Worksurface. Wall units. Extractor fan. LED Lighting.

## GROUND FLOOR SHOWER ROOM

7'6" x 4'5" (2.29 x 1.36)

Double glazed obscure window to rear. Walk in

shower cubicle with fitted screen and mains shower with floor drain, wash hand basin in vanity surround and close coupled wc with recess cistern. Tiled flooring. Extractor fan. LED lighting. Heated towel rail. Inset shelving with Quartz worksurface. Waterproof plaster walls.

## FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to side. Access to part boarded loft space. Airing cupboard housing combination boiler.

## BEDROOM ONE

12'4" x 9'10" max (3.78 x 3.00 max)

Double glazed window to front. Radiator. Part panelled walls.

## BEDROOM TWO

9'11" x 9'10" (3.03 x 3.02)

Double glazed window to rear. Radiator.

## BEDROOM THREE

7'2" x 6'2" (2.19 x 1.9)

Double glazed window to front. Radiator. Fitted wardrobes and shelving. Used as dressing room.

## BATHROOM

Double glazed obscure window to rear. Re-fitted suite comprising bath with mixer tap and mains shower with screen, wash hand basin in vanity surround and close coupled wc. Wall mounted cabinet. Heated towel rail. LED lighting. Extractor fan.

## FRONT GARDEN

Shingle stone driveway parking. Sleeper borders to side.

## GARAGE

Double doors to front.

## REAR GARDEN

Laid to lawn with rear width porcelain patio area with lighting, seating and steps up to lawn. Gated access to front. Outside tap.

All measurements are approximate.

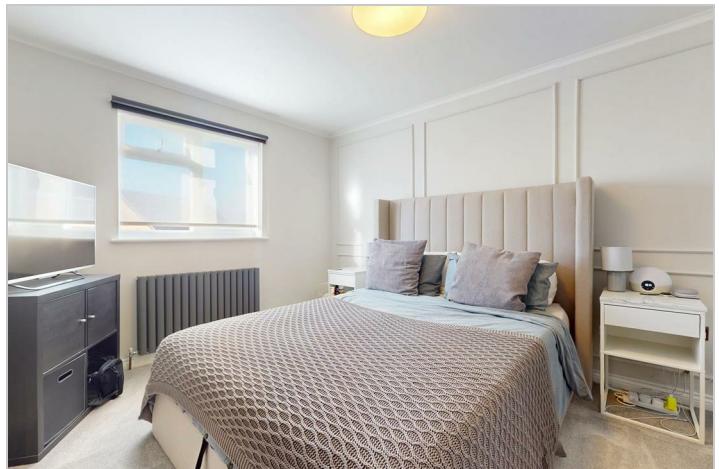
The area measurements are taken from the government EPC register.

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## Road Map



## Hybrid Map



## Terrain Map



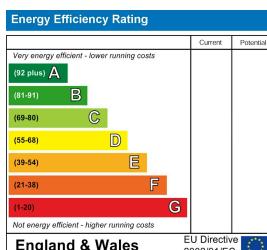
## Floor Plan



## 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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