Cauldwell

PROPERTY SERVICES

# 1 Sheldon Court, Milton Keynes, MK8 9EB

## £399,995

CAULDWELL are delighted to offer for sale this well-presented three-bedroom linked detached home, situated within the sought-after area of Great Holm, just a short distance from the picturesque Lodge Lake.

The property occupies a pleasant position and benefits from a gravel driveway providing off-road parking, alongside front and rear gardens offering excellent outdoor space.

Internally, the accommodation is well-proportioned throughout. The ground floor comprises a welcoming entrance hall, downstairs cloakroom, kitchen/breakfast room, a separate dining room, and a spacious living room, creating a versatile layout ideal for modern family living.

To the first floor, the landing leads to three well-proportioned bedrooms and a stylish refitted shower room, providing a contemporary finish.

Further benefits include a garage and the significant advantage of no upper chain, making this an ideal purchase for buyers seeking a smooth and straightforward transaction.

Great Holm is a well-established and highly regarded residential area located on the western side of Milton Keynes, known for its green open spaces and excellent local amenities.

**ENTRANCE**
Entrance through front door into entrance hall. Stairs to first floor. Under stair storage area. Radiator. Door to kitchen dining room, door to living room and door to cloakroom.

**CLOAKROOM**
Two piece suite. Low level wc, wash hand basin with mixer tap and splash back tile. Radiator. Frosted double glazed window to the front.

**KITCHEN BREAKFAST ROOM 12'5" x 9'6" (3.80 x 2.92)**
Kitchen fitted with a range of wall and base units, Work surfaces incorporating sink and drainer with mixer tap. Space for free standing cooker. Plumbing for washing machine and space for fridge freezer. Splash back tiles and tiled floor. Double glazed window to the rear. Door leading to garage. Door to dining room. Radiator.

**DINING ROOM 9'8" x 8'6" (2.96 x 2.61)**
Sliding double glazed doors to the rear. Radiator.

**LIVING ROOM 12'9" x 12'6" (3.91 x 3.82)**
Double glazed box bay window to the front. Feature fire place and surround. Radiator. Archway to dining room. Door to hallway.

**FIRST FLOOR LANDING**
Doors leading to all upstairs rooms. Double glazed window to the side. Airing cupboard. Loft access.

**BEDROOM ONE 13'1" x 9'6" (3.99 x 2.90)**
Double glazed window to the front. Radiator.

**BEDROOM TWO 12'7" x 8'3" (3.86 x 2.54)**
Double glazed window to the rear. Radiator.

**BEDROOM THREE 9'6" x 6'5" (2.92 x 1.97)**
Double glazed window to the front. Built in cupboard. Radiator.

**FAMILY SHOWER ROOM**
Three piece suite. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap. Tiled walls and tiled floor. Heated chrome towel rail. Frosted double glazed window to the side.

**REAR GARDEN**
Enclosed rear garden laid mainly to lawn. Mature tree, flower and shrub borders. Service door to garage. Outside tap. Gated side access.

**FRONT**
Front garden laid mainly to lawn with hedge surround, substantial gravel driveway with parking for several vehicles.

**GARAGE**
Driveway leading to single garage with up and over door and power and light.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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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.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

## Floor Plan

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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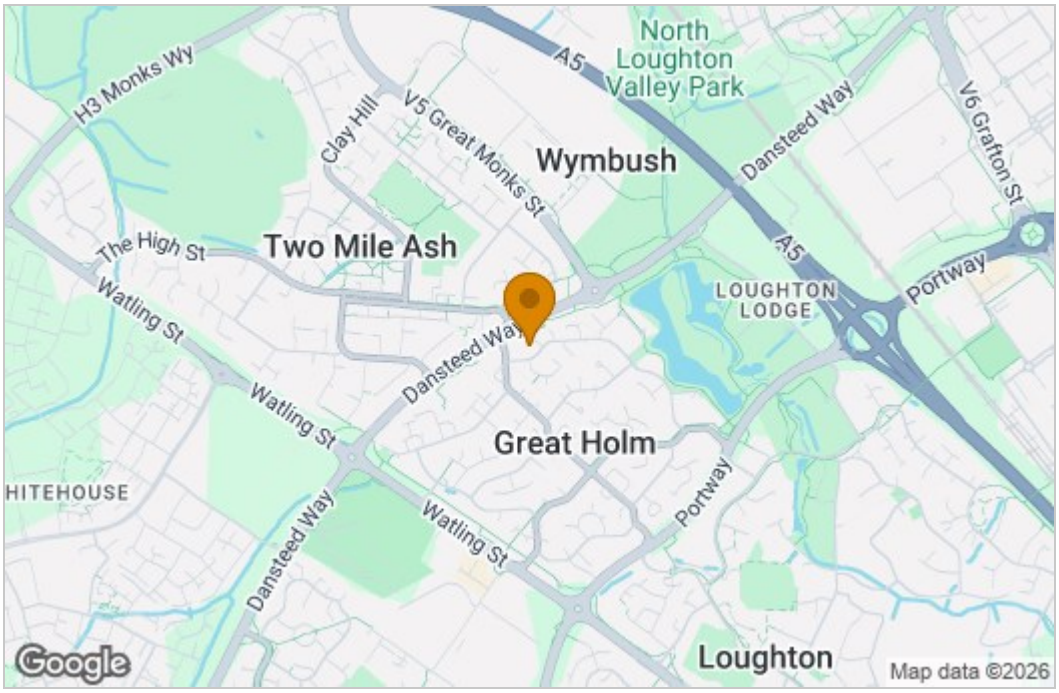
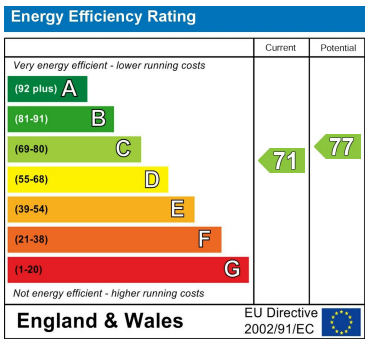
## Area Map




## Energy Efficiency Graph

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