Cauldwell

PROPERTY SERVICES

14 Brayton Court, Milton Keynes, MK5 7AH

£475,000

Cauldwell are delighted to offer for sale this stunning extended three-bedroom detached home is situated in the highly sought-after area of Shenley Lodge, offering an exceptional amount of versatile living space following two substantial extensions, including an impressive double-storey addition.

Beautifully presented throughout, the property has been thoughtfully improved to create a superb family home, with a layout designed equally well for everyday living and entertaining.

A particular highlight is the refitted kitchen/breakfast room, featuring a striking vaulted ceiling which creates a wonderful sense of light and space. The kitchen provides an excellent social hub to the home and is complemented by a separate utility room and convenient downstairs cloakroom.

The ground floor continues with a comfortable living room, separate dining area and an additional family room, providing excellent flexibility for growing families. The former garage has also been professionally converted to provide a dedicated study/home office, ideal for those working from home.

To the first floor are three well-proportioned bedrooms. The impressive principal bedroom benefits from its own dressing room and en-suite, creating a superb private suite, with the remaining bedrooms offering

ENTRANCE
Entrance through front door into entrance hall. Tiled floor. Door to living room. Door to utility cloakroom.

UTILITY/CLOAKROOM 8'7" x 6'8" (2.63 x 2.04)
Fitted with a range of soft close wall and base units. Straight edge Quarts worksurface incorporating a sink and drainer with mixer tap. Plumbing for washing machine. Space for tumble dryer. Skimmed ceiling. Extractor. Frosted double glazed window to the front. Double glazed window to the rear. Low level wc. Radiator.

LIVING ROOM 16'7" x 11'9" (5.07 x 3.60)
Measurements include stairs leading to first floor. Opening through to family room. Opening through to dining room. Dual aspect. Double glazed window to the front and double glazed window to the rear. Radiator.

FAMILY ROOM 9'1" x 8'10" (2.77 x 2.71)
Double glazed French doors leading to rear garden. Door to dining room, Tiled floor. Radiator.

DINING ROOM 8'10" x 7'3" (2.70 x 2.22)
Double glazed window to the front. Tiled floor. Radiator. Skimmed ceiling. Door through to kitchen.

KITCHEN 14'11" x 9'1" (4.56 x 2.79)
Fitted kitchen, fitted with a range of soft close wall and base units. Quartz worksurface incorporating a sink and drainer with mixer tap. Built in oven with five ring stainless steel gas hob and feature extractor hood. Vaulted high ceiling with double glazed skylight to the rear. Built in fridge freezer. Plumbing for dishwasher. Under unit lighting. Double glazed window to the rear. Double glazed French doors to the rear.

FIRST FLOOR LANDING
Doors to all upstairs rooms. Double glazed window to the front.

BEDROOM ONE 7'6" x 11'10" (2.30 x 3.62)
Recess area not measured. Double glazed window to the rear. Radiator. Opening through to dressing area.

DRESSING AREA 6'9" x 1.42 (2.06m x 0.30m.12.80m)
Frosted double glazed window to the front. Tiled floor. Radiator. Bi-folding door to ensuite.

ENSUITE
Three piece ensuite. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap and cupboard surround. Frosted double glazed window to the rear. Skimmed ceiling. Extractor.

BEDROOM TWO 8'9" x 9'1" (2.67 x 2.78)
Double glazed window to the rear. Radiator. Loft access.

BEDROOM THREE 6'6" x 8'7" (1.99 x 2.63)
Measurements include box bulk head. Double glazed window to the front. Radiator.

FAMILY BATHROOM
Three piece suite. Panelled bath with mixer tap and shower attachment. Low level wc, wash hand basin with mixer tap. Tiled floor. Tiled walls. Radiator. Frosted double glazed window to the front.

CONVERTED GARAGE 16'3" x 7'3" (4.97 x 2.21)
Currently being used as a study. Double glazed window to the front. Skimmed ceiling with inset lighting. Power.

REAR GARDEN
Enclosed landscaped rear garden laid mainly to lawn. Two patio areas. Wooden fence panel surround. Decking area. Insulated summer house. Outside shed. Gated side access.

SUMMER HOUSE 15'10" x 9'6" (4.83 x 2.92)
Insulated. Double glazed bi-fold doors to the front and double glazed door to the side. Skimmed ceiling and inset lighting. Power.

FRONT
Front garden laid to patio. Path leading to front door. Hard standing driveway.

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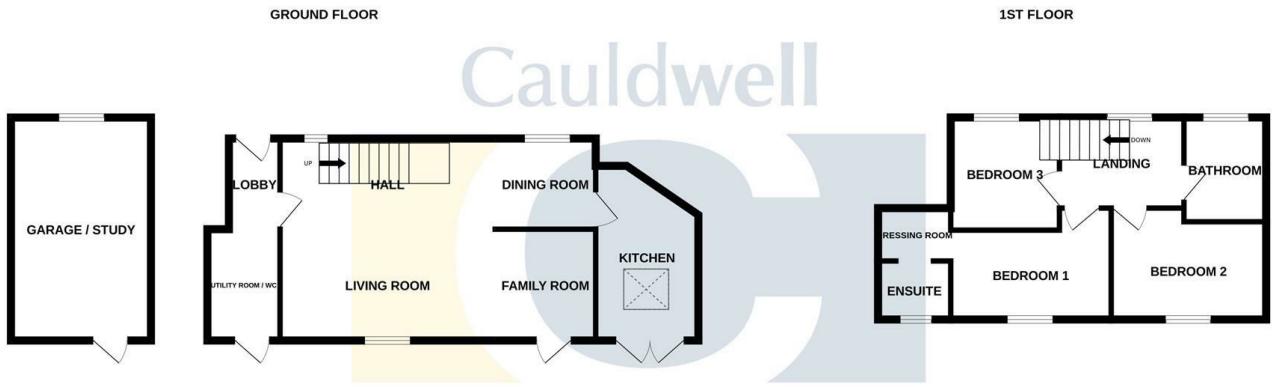
Floor Plan



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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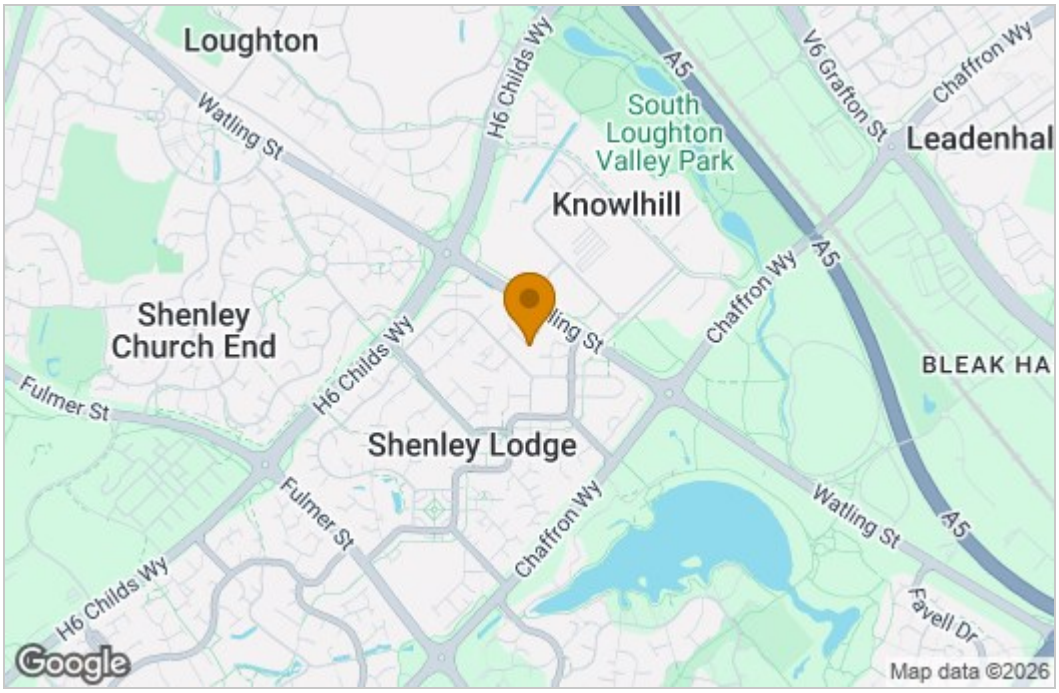
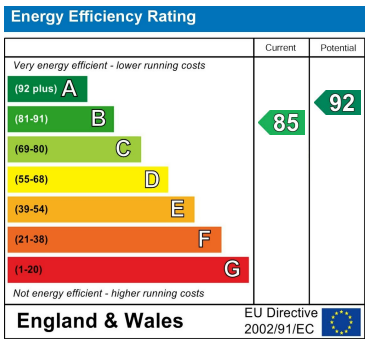
Area Map



Energy Efficiency Graph



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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk