Cauldwell

PROPERTY SERVICES

106 Sakura Walk, Milton Keynes, MK15 9EH

£475,000

A stunning and substantially improved four-bedroom detached family home, situated in the highly sought-after area of Willen Park. The property has been enhanced by a double-storey extension and offers beautifully presented, spacious accommodation throughout.

The ground floor comprises a welcoming entrance hall, refitted cloakroom and a stunning refitted kitchen/family dining room, featuring a central island unit and providing an excellent space for both everyday family living and entertaining. There is also a refitted utility room and a beautiful dual-aspect living room, offering an abundance of natural light.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from a stylish refitted en-suite shower room. The remaining bedrooms are served by a contemporary refitted family bathroom.

Externally, the property benefits from a driveway to the side, providing off-road parking, together with a low-maintenance rear garden ideal for relaxing and entertaining.

Location – Willen Park

ENTRANCE HALL
Front entrance door. Opening to kitchen. Door to living room and cloakroom. Skimmed ceiling.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Part tiled walls and tiled flooring. Frosted double glazed window to front. Radiator. Skimmed ceiling.

KITCHEN/DINER 10'7" x 20'9" to 16'6" and 5'2" x 11'6" to 9'1" (3.25 x 6.34 to 5.05 and 1.58 x 3.52 to 2.78)
An unusual shaped room
Re-fitted with a range of soft close wall and base units with Quartz worksurface incorporating a double sink and mixer tap. Built in double oven, built in fridge and freezer, dishwasher. Central island unit with electric hob, quartz worksurface and breakfast bar and base units. Tiled flooring. Splash back tiling. Skimmed ceiling. Dual aspect room with double glazed window to front and rear. Radiator. Stairs to first floor. Door to utility room.

UTILITY ROOM
Double glazed door to rear garden. Radiator. Plumbing for washing machine and space for tumble dryer. Soft close units. Skimmed ceiling with inset lighting.

FIRST FLOOR LANDING
Doors to all rooms. Radiator. Loft access.

BEDROOM ONE 14'6" x 8'11" (4.43 x 2.73)
Double glazed window to front. Radiator. Double door built in cupboard. Door to ensuite.

ENSUITE
Three piece suite comprising walk in tiled shower cubicle, low level wc and wash hand basin. Tiled flooring and walls. Skimmed ceiling. Extractor. Shaver point. Frosted double glazed window to rear.

BEDROOM TWO 10'2" x 9'2" (3.10 x 2.80)
Two built in cupboards. Double glazed window to front.

BEDROOM THREE
Into extension
Double glazed window to rear. Radiator. Skimmed ceiling with inset lighting

BEDROOM FOUR 7'0" x 8'11" (2.14 x 2.74)
Double glazed window to rear. Radiator. Skimmed ceiling. Inset lighting.

BATHROOM
Three piece suite comprising bath with shower over, low level wc and wash hand basin Tiled walls. Frosted double glazed window to rear. Shaver point. Extractor Skimmed ceiling

REAR GARDEN
Enclosed and laid mainly to artificial lawn. Wooden fence surround. Raised borders. Outside tap,. Gated access. Double driveway to side,

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.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

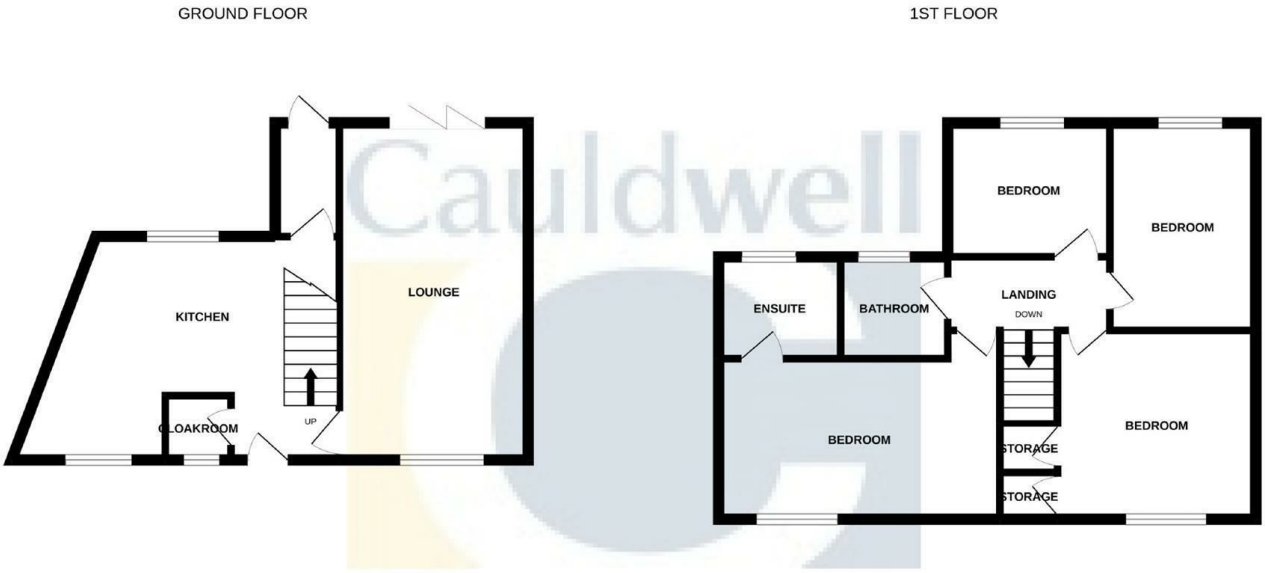
MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

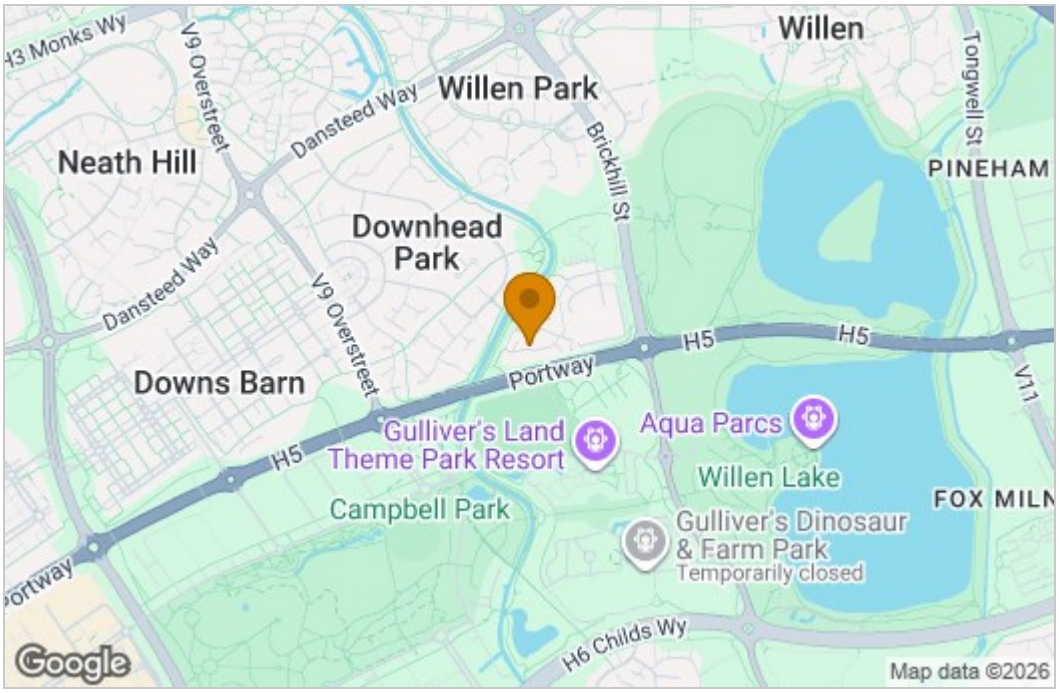
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

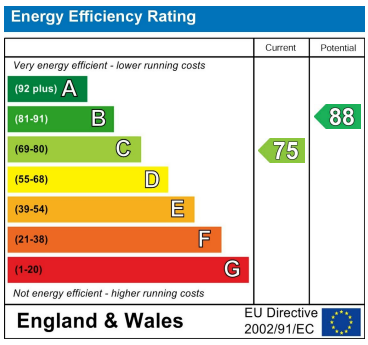


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2022

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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