Cauldwell

PROPERTY SERVICES

23 Friesland Avenue, Milton Keynes, MK8 1DX

Offers Over £475,000

This FIVE-BEDROOM detached family home, situated within the highly sought-after Whitehouse development on the western side of Milton Keynes and offered to the market with NO UPPER CHAIN.

This beautifully presented property has been thoughtfully enhanced by the current owners, most notably with a striking loft conversion which creates an impressive dual-aspect principal suite, complete with a stylish four-piece en-suite bathroom, providing a superb private retreat.

In brief, the accommodation comprises an inviting entrance hall leading to a downstairs cloakroom and a high-specification kitchen fitted with a range of quality units and integrated appliances, ideal for modern family living. To the rear, a spacious lounge/dining room offers a light-filled and versatile entertaining space with views over the garden.

The first-floor landing provides access to four well-proportioned bedrooms, including a guest bedroom benefiting from its own en-suite, alongside a contemporary family bathroom.
Externally, the property enjoys a pleasant enclosed rear garden, perfect for both relaxation and entertaining, together with a garage and driveway providing off-road parking.
This is a superb opportunity to acquire a spacious, turn-key family home in one of Milton Keynes' most popular residential areas.

ENTRANCE HALL
Stairs to first floor. Door to living room, kitchen and cloakroom. Tiled flooring. Radiator. Inset lighting. Coving to ceiling.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Radiator. Tiled flooring. Splash back tiling. Double glazed window to front.

KITCHEN 11'7" x 9'4" (3.54 x 2.87)
Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Built in oven, four ring hob and extractor hood Concealed wall mounted boiler. Built in fridge freezer and washing machine. Space for fridge freezer. Tiled flooring. Double glazed window to front.

LOUNGE/DINING ROOM 17'5" x 16'7" (5.33 x 5.07)
Understairs storage cupboard Double glazed window to rear. Two double panelled radiators. Skimmed ceiling. Understairs storage cupboard. Inset lighting.

FIRST FLOOR LANDING
Stairs to second floor landing. Door to bedroom two, three, four, five and bathroom. Skimmed ceiling with inset lighting. Double glazed window to side.

BEDROOM TWO 9'9" x 9'5" (2.99 x 2.88)
Formerly master bedroom
Double glazed window to rear. Radiator.

ENSUITE
Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Part tiled walls and flooring. Skimmed ceiling. Extractor. Inset lighting. Heated towel rail.

BEDROOM FOUR 9'10" x 8'2" (3.01 x 2.5)
Double glazed window to front. Radiator. Skimmed ceiling.

BEDROOM THREE 10'11" x 6'8 (3.33m x 2.03m)
Double glazed window to rear. Skimmed ceiling. Radiator.

BEDROOM FIVE 8'8" x 6'9" (2.66 x 2.06)
Double glazed window to front. Radiator. Skimmed ceiling.

BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin Part tiled walls. Heated towel rail. Skimmed ceiling with inset lighting. Extractor. Tiled flooring.

SECOND FLOOR LANDING
Double glazed window to side. Door to bedroom one.

BEDROOM ONE 9'0" x 23'9" (2.76 x 7.24)
Restricted head height
Two double glazed sky lights to front. Double glazed window to rear. Skimmed ceiling. inset lighting. Eaves storage. Radiator. Door to ensuite.

ENSUITE 10'11" x 5'10" (3.35 x 1.78)
Four piece suite comprising walk in tiled shower cubicle with wall mounted shower, low level wc and his and her wash hand basin and drawers. Frosted double glazed window to rear. Shaver point. Extractor. Inset lighting.

REAR GARDEN
Enclosed and laid to lawn with patio and brick and wooden fence surround. Gated side access. Outside tap. Outside light.

SINGLE GARAGE
Up and over door. Power and light.

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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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.

Please note some images are used for marketing purposes and have been virtually staged to showcase the potential.

Floor Plan

TOTAL FLOOR AREA : 990sq.ft. (92.0 sq.m.) approx.

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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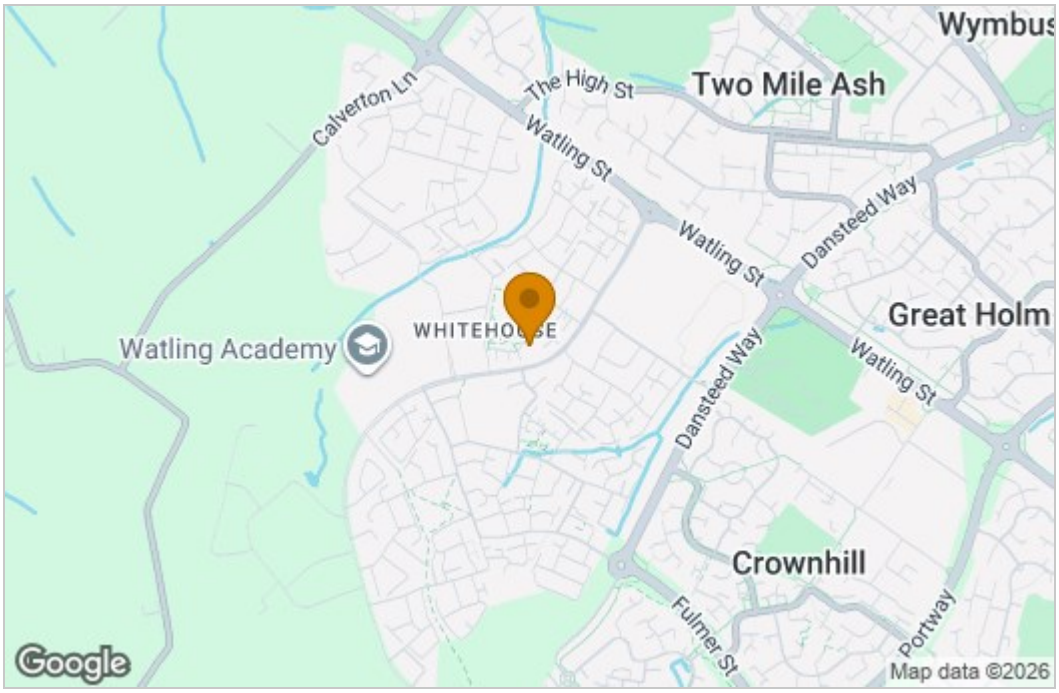
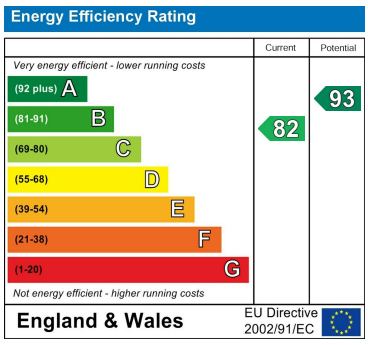
Area Map



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