

# Cauldwell

PROPERTY SERVICES



## 4 Gainsborough Close, Grange Farm, MK8 0NA

### £499,950

CAULDWELL are delighted to offer for sale this stunning five bedroom detached family home, situated to the west side of Milton Keynes in the popular area of Grange Farm. This double fronted detached residence is certainly not one to be missed, with a spacious interior, enclosed rear garden, three bath/shower rooms, and a garage with a driveway. In brief the accommodation comprises; entrance porch, entrance hall, downstairs cloakroom, light and airy dual aspect living room with French doors leading to the garden, dual aspect modern kitchen/dining room first floor landing, en-suite shower room and dressing room to the principal bedroom, three well proportioned bedrooms and a family bathroom. To the second floor there are a further two double bedrooms and a separate shower room. The property is truly a must be seen to fully appreciate the size and versatility on offer. Council tax band F. Energy rating C.

Grange Farm is located on the edge of Milton Keynes to the west of the city bordering Hazeley Wood, which links to the North Bucks Way. The development has a parade of shops which includes a convenience store, hairdressers, cafe/coffee shop, takeaway restaurant and an Indian restaurant. Secondary education is at the successful Hazeley School.

## ENTRANCE HALL

Front entrance door. Stairs to first floor. Radiator. Door to kitchen, living room and cloakroom. Coving to skimmed ceiling.

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin with splash back tiling. Radiator. Tiled flooring. Frosted double glazed window to rear. Skimmed ceiling.

## LIVING ROOM 21'6 x 9'9 (6.55m x 2.97m)

Dual aspect room with double glazed window to front and double glazed French doors to rear. Fireplace and surround. Coving to skimmed ceiling. Two radiators.

## KITCHEN/DINING ROOM 9'10" x 21'4" (3.00m x 6.50m)

Fitted with a range of soft close wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in double oven, five ring gas hob and extractor hood. Built in dishwasher and microwave. Understairs storage cupboard. |Plumbing for washing machine Space for fridge freezer. Wall mounted boiler. Skimmed ceiling and inset lighting Radiator.

## FIRST FLOOR LANDING

Stairs to second floor. Airing cupboard. Door to bedroom one, four and five. Coving to skimmed ceiling. Door to family bathroom.

## BEDROOM ONE 10'0" x 14'11" (3.06 x 4.55)

Double glazed window to front. Radiator. Skimmed ceiling. Arch to dressing area.

## DRESSING AREA 6'1" x 5'3" (1.87 x 1.61)

Two double built in cupboards. Coving to skimmed ceiling.

## ENSUITE

Three piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin. Radiator. Part tiled walls. Tiled flooring. Frosted double glazed window to front. Skimmed ceiling. Extractor.

## BEDROOM FOUR 9'11" x 9'11" (3.03 x 3.04)

Double glazed window to front. Radiator. Coving to skimmed ceiling.

## BEDROOM FIVE 6'7" x 11'2" (2.03 x 3.41)

Double glazed window to rear. Radiator. Built in cupboard.

## FAMILY BATHROOM

Frosted double glazed window to rear aspect. Three piece suite comprising panelled bath, low level wc and a wash hand basin. Tiled splash back.

## SECOND FLOOR LANDING

Doors to bedroom two, three and shower room. Loft access. Coving to skimmed ceiling. Radiator.

## SHOWER ROOM



Three piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin. Tiled flooring. Double glazed sky light to rear. Skimmed ceiling.

## BEDROOM TWO 10'0" x 14'9" (3.06 x 4.52)

Restricted head height

Dual aspect room with double glazed window to front and double glazed sky light to rear. Radiator.

## BEDROOM THREE 10'0" x 14'9" (3.07 x 4.52)

Double glazed sky light to rear. Skimmed ceiling. Radiator.

## REAR GARDEN

Enclosed and laid to lawn with patio and decking area. Brick and wooden fence surround. Service door to single garage. Gated access. Outside shed. Outside tap.

## SINGLE GARAGE

Up and over door.

All measurements are approximate. 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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## **BATHROOM**



Floor Plan



TOTAL FLOOR AREA : 1152sq.ft. (107.0 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.

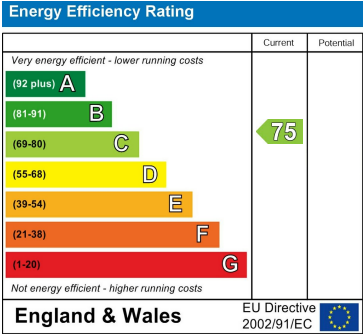
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Area Map



Energy Efficiency Graph



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