



# Cauldwell

PROPERTY SERVICES



## 3 Newport Road, Milton Keynes, MK15 0AR

### Offers In The Region Of £625,000

Set within the highly sought-after and well-established development of Woolstone — one of Milton Keynes' most desirable original neighbourhoods — this detached family home presents a fantastic opportunity to modernise or redesign to perfectly suit your family's needs. The property does require complete renovation.

Generously proportioned and thoughtfully laid out, the ground floor accommodation includes an impressive dual-aspect living room that floods with natural light, a versatile study or additional family room, a fitted kitchen, and a large extended dining and family space that opens conveniently off the kitchen — ideal for everyday living and entertaining alike. There's also a spacious utility room and a distinctive pea-shaped conservatory, providing an inviting spot to relax and enjoy views over the mature rear garden.

Upstairs, you'll find four well-sized bedrooms, with the main bedroom benefiting from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Outside, the property offers excellent practicality with a double garage, ample off-road driveway parking, and a generous rear garden that's exceptionally mature for the area, featuring an abundance of established trees, plants, and foliage — a wonderful space for families to enjoy.



### **ENTRANCE HALL**

Door to front. Radiator. Stairs to first floor landing. Understairs storage cupboard. Walk in storage cupboard. Internet point.

### **LIVING ROOM 16'8" x 11'4" (5.09 x 3.46)**

Two double glazed windows to front. Double glazed patio doors to rear. Two radiators. Television point. Aga Wood burning stove in fireplace surround.

### **CONSERVATORY 26'4" x 14'2" max (8.05 x 4.34 max)**

'P' shaped with double glazed windows to both sides and rear. Double glazed French doors to rear. Two radiators. Tiled flooring. Insulated roof.

### **STUDY/FAMILY ROOM 10'5" x 10'5" (3.19 x 3.19)**

Double glazed French doors to rear. Television point. Hatch to kitchen.

### **KITCHEN 16'8" x 8'5" (5.10 x 2.59)**

Double glazed window to side and double glazed door to rear. Wall and base units with worksurfaces incorporating one and half sink drainer unit. Electric oven and grill with four ring hob and extractor hood. Space for fridge freezer. Plumbing points. Opening to dining/family room.

### **FAMILY ROOM 16'0" x 13'6" (4.89 x 4.12)**

Two double glazed port hole windows to side. Feature glass block wall to side. Two double glazed sky light windows to sides. Television point. Door to utility room.

### **UTILITY ROOM 16'1" x 6'5" (4.91 x 1.97)**

UPVC double glazed door to side. UPVC double glazed door to opposite side. Fitted wall and base units with worksurfaces incorporating sink drainer unit. Dog wash sink and shower. Heated towel rail. Extractor fan. Tiled flooring.

### **CLOAKROOM**

Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Extractor fan.

### **FIRST FLOOR LANDING**

Dog leg stairs from entrance hall. Double glazed window to rear aspect on half landing. Access to part boarded loft space. Airing cupboard.

### **BEDROOM ONE 13'4" x 11'6" (4.07 x 3.53)**

Double glazed window to rear aspect. Radiator. Built in wardrobe storage and hidden door to ensuite.

### **ENSUITE**

Double glazed window to front. Three piece suite comprising shower cubicle with spa shower, wash hand basin and close coupled wc. Wall mounted cabinet. Shaver point Radiator. Tiled walls and flooring.

### **BEDROOM TWO 16'9" x 8'5" (5.13 x 2.58)**

Double glazed windows to front and rear aspect. Two radiators.

### **BEDROOM THREE 10'11" x 7'6" (3.33 x 2.29)**

Double glazed window to rear aspect. Radiator.

### **BEDROOM FOUR 12'2" x 6'2" (3.72 x 1.88)**

Double glazed window to front. Radiator.

### **BATHROOM**

Double glazed obscure window to front. Three piece suite comprising corner bath with mains shower, wash hand basin in vanity surround and close coupled wc. Wall mounted cabinet. Radiator. Tiled walls and flooring

### **FRONT GARDEN**

Mainly laid to shingle stone with plants and hardstanding driveway parking. Further driveway parking beside double garage.

### **DOUBLE GARAGE**

Two up and over doors. Power and lighting.

### **REAR GARDEN**

Rear width patio and decking area with lawn. Mature trees plants and foliage. Raised fish pond. Metal shed. Covered side area leading to gated access to front.

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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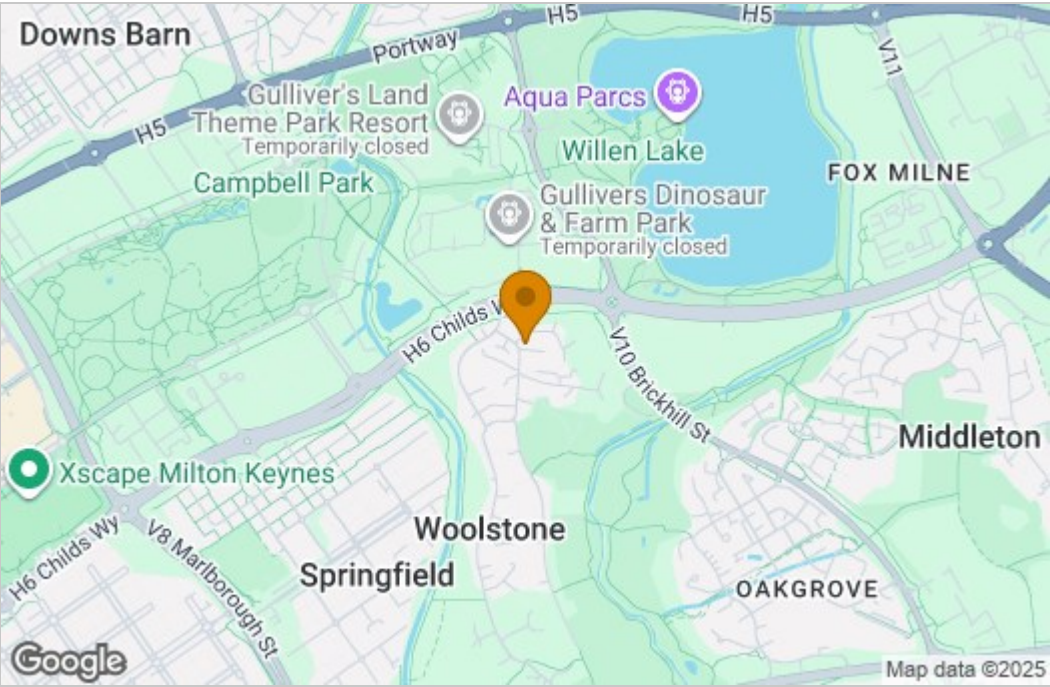
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Floor Plan

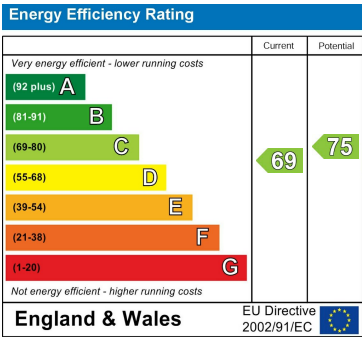


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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