



# Cauldwell

PROPERTY SERVICES



## 3 Flaxley Gate, Milton Keynes, MK10 9GE Offers Over £385,000

Situated in the ever-desirable MK10 postcode of Monkston WITH NO CHAIN, this extended four double bedroom family home has been thoughtfully transformed by the current owners to provide generous and flexible living accommodation, ideal for modern family life.

The property now offers three well-proportioned double bedrooms on the first floor, served by a fitted family bathroom, while a substantial ground floor extension provides a fourth double bedroom, perfect for guests, multigenerational living, or a home office. A spacious entrance hall welcomes you into the home and leads to a convenient ground floor shower room, a separate utility room, and a bright, comfortable living room.

The utility room flows seamlessly into the extended kitchen, which is semi-open plan to the rear and designed to be the heart of the home. This space opens directly onto the rear garden, creating an excellent layout for both everyday living and entertaining.

The rear garden is a good size for the area and benefits from a personnel door providing direct access to the garage at the rear. Parking is a particular highlight, with off-road parking for two vehicles at the front of the property, along with additional off-road parking for a further two vehicles in front of the rear garage.

## **ENTRANCE**

Entrance through UPVC double glazed door to the front. Double glazed window to the front. Stairs to first floor. Tiled floor. Radiator. Door to ground floor shower room.

## **SHOWER ROOM**

Frosted double glazed window to the front. Low level wc, wash hand basin with mixer tap. Wall mounted medicine cabinet. Shower cubicle with mains shower. Heated towel rail.

## **LIVING ROOM 20'5" x 19'0" (6.24 x 5.81)**

Maximum measurements. Irregular shaped room. Double glazed window to the front. Two radiators. Under stair storage cupboard. TV and internet connection points. Doorway to bedroom four. Opening into kitchen.

## **KITCHEN 12'1" x 8'7" (3.69 x 2.64)**

Maximum measurements. Double glazed window to the rear. Double glazed door to the rear. Two double glazed Velux windows to the rear. Kitchen fitted with a range of wall and base units. Quartz worksurfaces. One and a half bowl sink and drainer with mixer tap. Electric oven. Fitted microwave and integrated dishwasher. Four ring induction hob with extractor over Tiled flooring. Doorway to utility room.

## **UTILITY ROOM 9'3" x 8'9" (2.82 x 2.69)**

Fitted wall and base units with Quartz worksurfaces. Space for full height fridge and full height freezer. Plumbing for washing machine, Tiled flooring. Radiator. Doorway to entrance hall.

## **BEDROOM FOUR 15'3" x 7'6" (4.65 x 2.29)**

Double glazed window to the front. Two double glazed Velux windows to the side. Radiator.

## **FIRST FLOOR LANDING**

Stairs from first floor. Double glazed window to the front. Airing cupboard housing combination boiler.

## **BEDROOM ONE 10'9" x 8'11" (3.28 x 2.73)**

Double glazed window to the front. Radiator. Built in wardrobe.

## **BEDROOM TWO 9'3" x 8'10" (2.84 x 2.70)**

Double glazed window to the rear. Radiator.

## **BEDROOM THREE 12'1" x 6'4" (3.69 x 1.94)**

Maximum measurements. Double glazed window to the rear. Radiator. Built in wardrobe.

## **FAMILY BATHROOM**

Frosted double glazed window to the front. Bath with mixer tap and shower over. Hand wash basin with mixer tap. Low level wc. Extractor fan. Heated towel rail.

## **FRONT**

Shingle stone off road parking for two vehicles.

## **REAR GARDEN**

Rear width sandstone patio area Leading to lawn. Two aluminium sheds. Service door to garage. Gated access to side. Outside tap.

## **GARAGE**

Up and over door the front. Door to garden. Driveway for two vehicles to the front.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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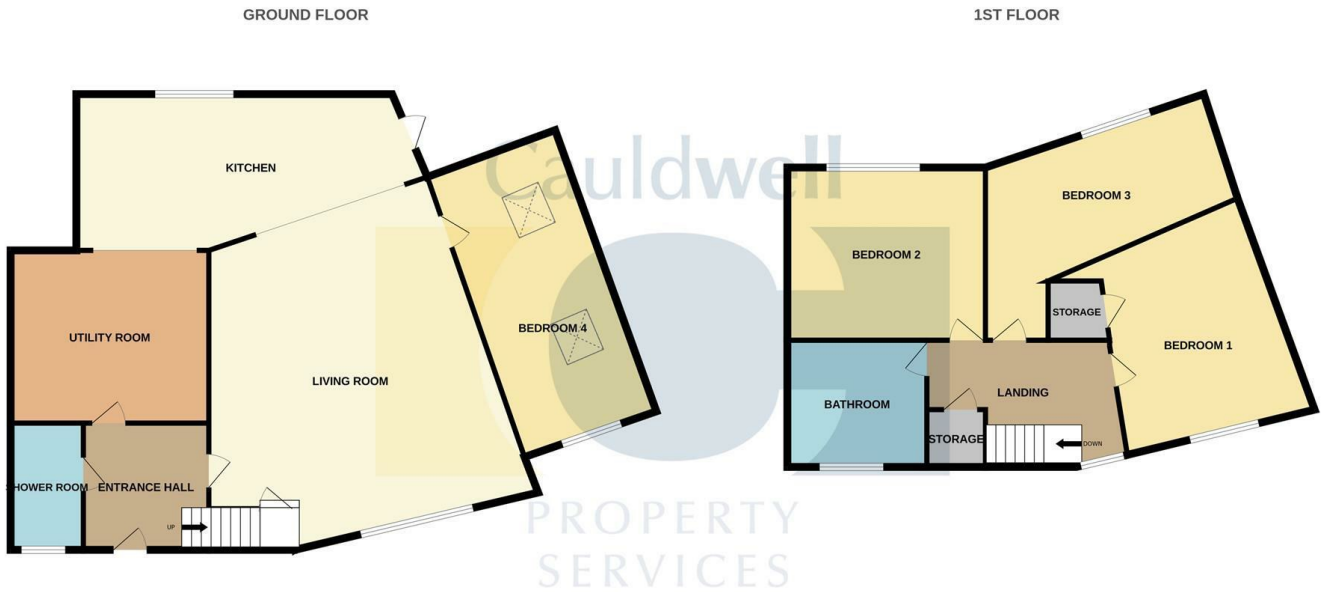
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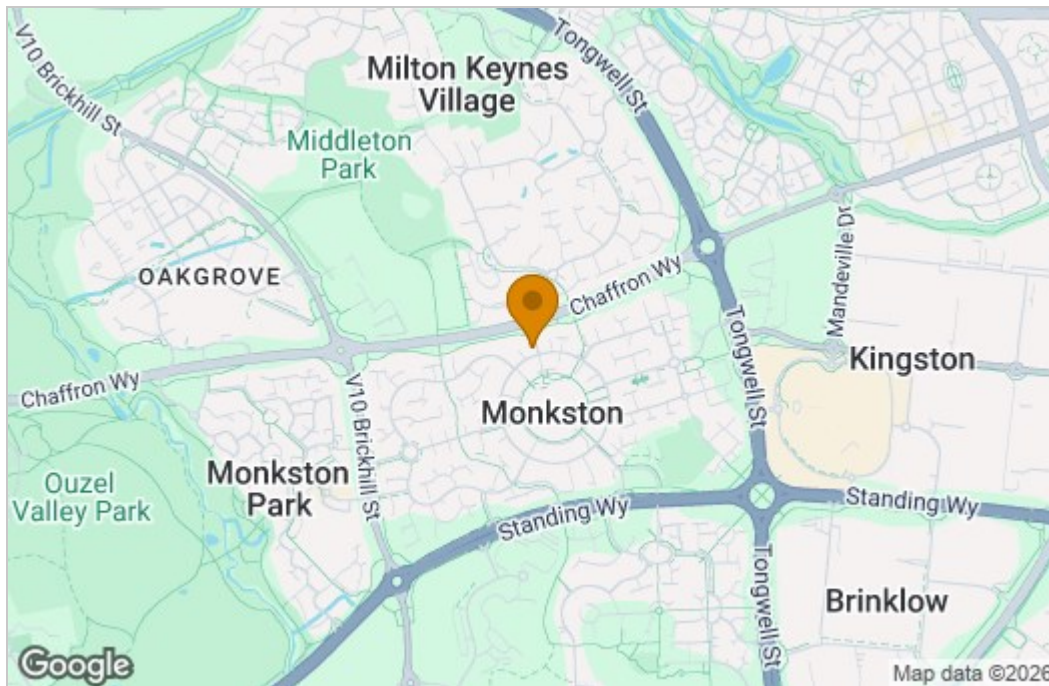
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# Floor Plan



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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