Cauldwell

PROPERTY SERVICES

58 Exbury Lane, Milton Keynes, MK4 4GG

Offers Over £410,000

CAULDWELL are pleased to offer for sale this well presented FOUR -BEDROOM modern family home, situated within the popular Westcroft area.

The accommodation briefly comprises; entrance hall, downstairs cloakroom, a spacious dual aspect lounge with French doors leading to the rear garden, and a dual aspect kitchen/dining room with patio doors opening onto the garden, creating an excellent space for both everyday living and entertaining.

To the first floor there are four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room, in addition to a family bathroom.

Outside, the property boasts a generous rear garden featuring decking, ideal for outdoor dining, along with a driveway providing off-road parking and a garage.

Council tax band: D
Energy rating: C

ENTRANCE HALL
Front entrance door. Door to kitchen, cloakroom and lounge/diner. Understairs storage cupboard. Stairs to first floor. Skimmed ceiling. Tiled flooring. Radiator.

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

KITCHEN/BREAKFAST ROOM 15'1" x 9'4" (4.62 x 2.87)
Fitted with a range of soft close wall and base units with worksurfaces incorporating sink drainer unit and mixer tap. Built in double oven, four ring hob and extractor hood. space for wine cooler. Built in dishwasher and space for American style fridge freezer and washing machine, Double glazed French doors to rear. Radiator. Double glazed window to front. Skimmed ceiling Tiled flooring.

LOUNGE/DINER
Into Double glazed bay window to front. French doors to rear. Two radiators. Skimmed ceiling. Laminate flooring. Television point. Telephone point.

FIRST FLOOR LANDING
Two double glazed windows to rear. Loft access (part boarded). Airing cupboard housing tank and shelving. Doors to all rooms. Skimmed ceiling. Radiator.

BEDROOM ONE 15'3" x 8'5" (4.65 x 2.57)
Fitted wardrobe with three doors. Double glazed window to front. Radiator. Door to ensuite.

ENSUITE
Three piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin. Splash back tiling. Radiator. Extractor. Frosted double glazed window to rear. Skimmed ceiling.

BEDROOM TWO 16'0" x 8'0" (4.90 x 2.46)
Unusual shaped room measured into longest point. Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM THREE 11'1" x 8'3" (3.38 x 2.54)
Measured into double glazed bay window to front. Double glazed windows to side. Radiator. Skimmed ceiling

BEDROOM FOUR
Unusual shaped room measured into longest point. Double glazed window to front. Radiator. Skimmed ceiling.

FAMILY BATHROOM
Re-fitted suite comprising 'P' shaped bath with shower over and attachment, low level wc and wash hand basin in vanity surround. Splash back tiling. Shaver point. Extractor. Skimmed ceiling. Frosted double glazed window to front. Radiator. Vinyl flooring.

SINGLE GARAGE
Up and over door. Power and light.

FRONT GARDEN
Laid to lawn with path to front door. Hardstanding driveway.

REAR GARDEN
Patio area and mainly laid to lawn with a decking area to the side with a fitted pergola. Shed.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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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.

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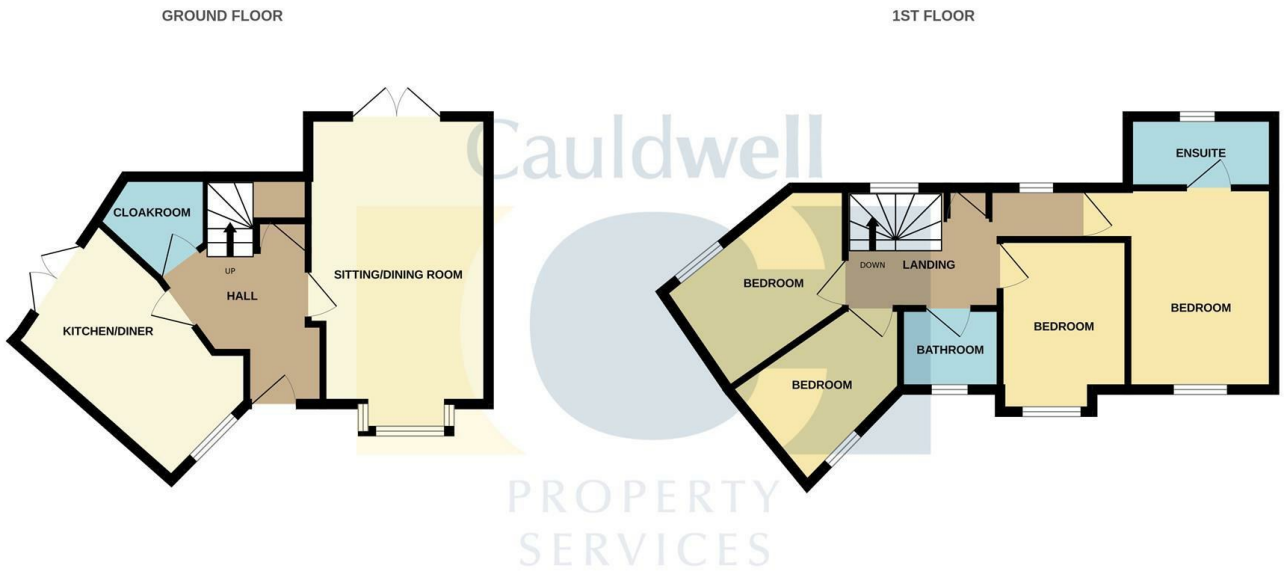
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted,

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.

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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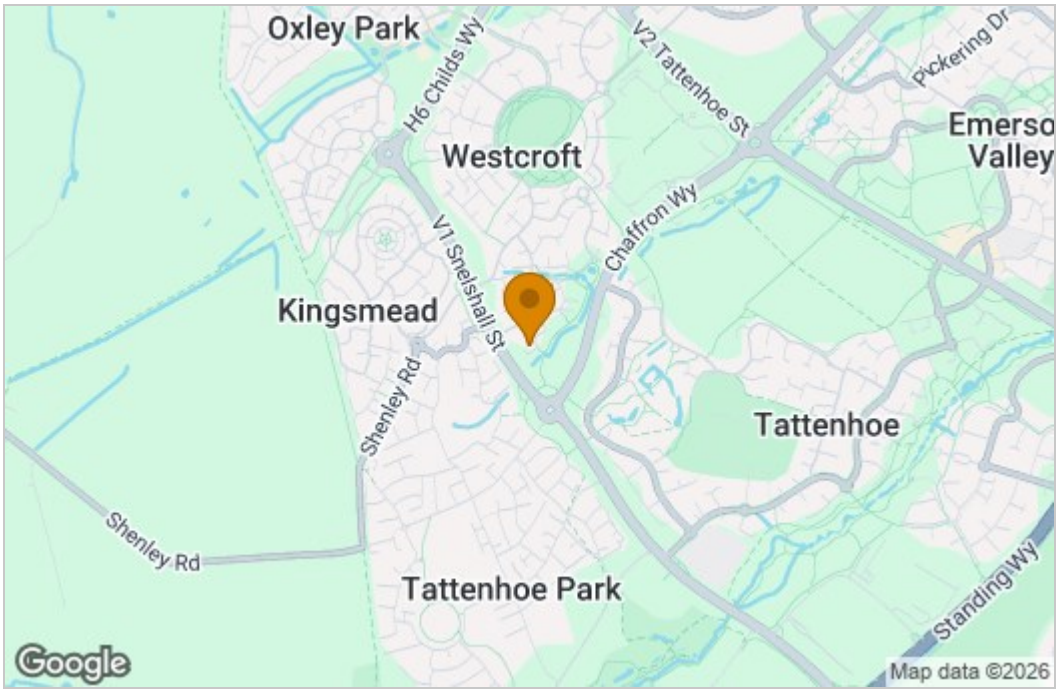
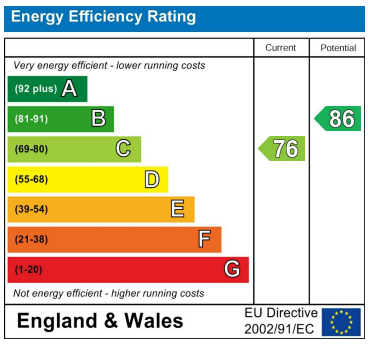
Area Map



Energy Efficiency Graph



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