Cauldwell

PROPERTY SERVICES

5 Porthmellin Close, Milton Keynes, MK4 3AQ

£340,000

We are delighted to offer for sale this well-presented three bedroom semi-detached home with a larger than average garage and driveway, positioned in a sought-after cul-de-sac within the highly desirable Tattenhoe area of Milton Keynes. This popular location is well-regarded for its green spaces, excellent school catchments, and easy access to local amenities and transport links.

The accommodation briefly comprises: entrance hall, downstairs cloakroom, fitted kitchen, spacious lounge dining room with views over the rear garden. To the first floor there is a principal bedroom, a versatile second bedroom currently opened up to create a generous dressing room with the third bedroom – which could easily be reinstated to its original layout – and a family bathroom.

Externally, the property boasts a neat front garden, an enclosed rear garden offering a good degree of privacy, and access to a larger than average garage with driveway providing off-road parking. The cul-de-sac setting further enhances the appeal, offering a quieter position away from passing traffic.

Council tax band: C
Energy rating: D

ENTRANCE HALL
Front entrance door with storm porch over. Stairs to first floor. Radiator. Door to lounge/dining room. Door to kitchen and cloakroom.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Frosted double glazed window to side.

KITCHEN 8'2" x 9'3" (2.50 x 2.84)
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. Plumbing for washing machine. Slim line dishwasher. Wall mounted concealed boiler. Built in fridge freezer. Radiator. Splash back tiling. Double glazed window to front. Under unit lighting.

LOUNGE/DINING ROOM 18'0" x 14'7" (5.49 x 4.46)
Sliding double glazed door to rear. Understairs storage cupboard. Two radiators.

FIRST FLOOR LANDING
Doors to all rooms. Access to loft space. Radiator. Airing cupboard.

BEDROOM ONE 12'5" x 8'9" (3.79 x 2.68)
Double door built in cupboard. Double glazed window to front. Radiator.

BEDROOM TWO 12'11" x 8'3" (3.94 x 2.53)
Double glazed window to rear. Radiator. Arch way leading to bedroom three (converted to dressing room)

BEDROOM THREE/DRESSING ROOM 9'6" x 6'1" (2.92 x 1.87)
Double glazed window to rear. Radiator.

BATHROOM
Three piece suite comprising panelled bath with mixer tap and shower attachment, low level wc and wash hand basin. Tiled walls. Shaver point. Extractor.

REAR GARDEN
Enclosed and laid mainly to lawn with patio area. Fence surround. Outside lighting and tap. Service door to single garage.

FRONT GARDEN
Laid to lawn with block paved driveway leading to single garage.

SINGLE GARAGE
Up and over door. Power and light.

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.

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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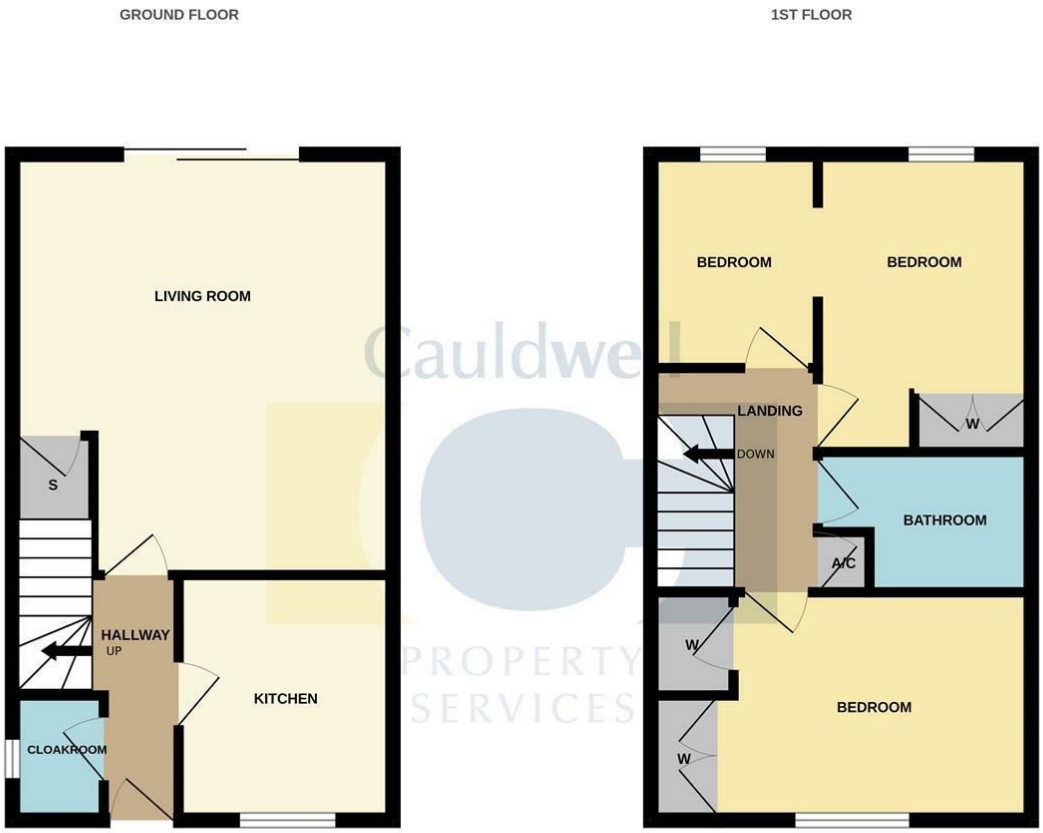
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

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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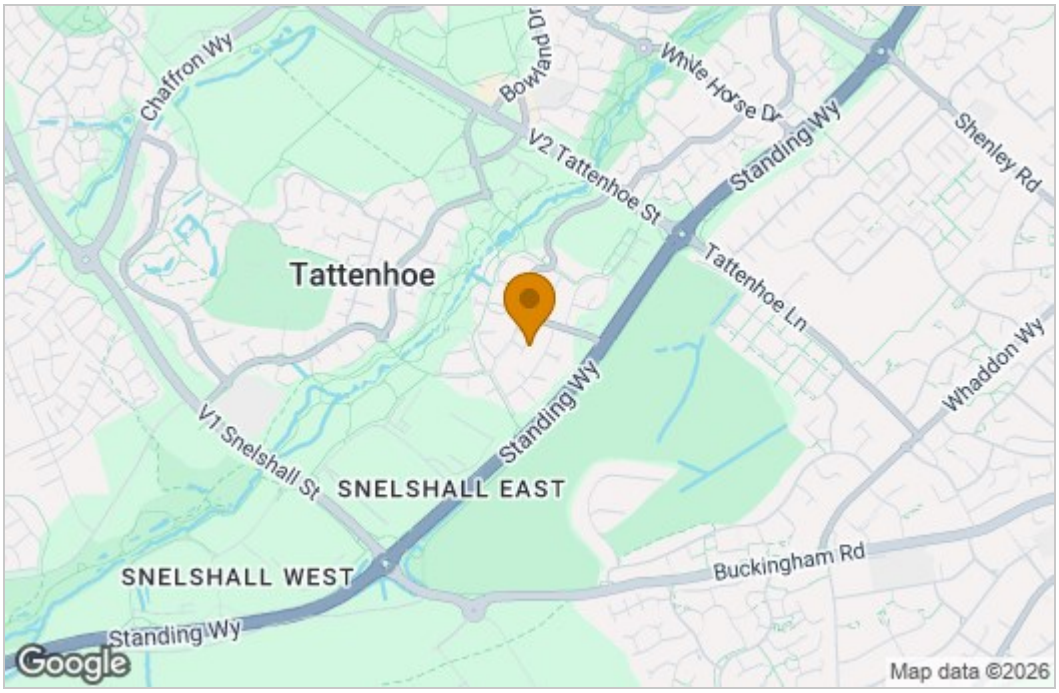
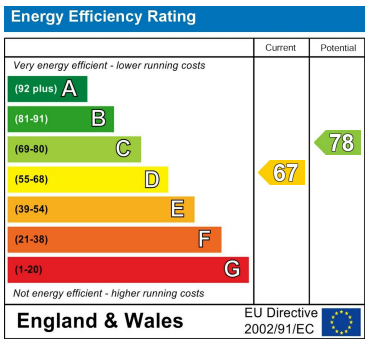
Area Map



Energy Efficiency Graph



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