



Cauldwell

PROPERTY SERVICES



14 Butterfield Close

Woolstone, Milton Keynes, MK15 0BZ

£749,500



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ENTRANCE PORCH

6'7" x 5'3" max (2.03 x 1.61 max)

Composite double glazed door to front. Triple glazed window to side. Coat and shoe storage cupboard with sliding doors housing solar panel battery. Door to entrance hall.

ENTRANCE HALL

Stairs to first floor landing with glass balustrade. Vertical radiator. Fibre internet connection.

LIVING ROOM

16'10" x 10'8" (5.14 x 3.27)

Two triple glazed windows to rear. Television point. Vertical radiator. Fireplace with Multi fuel burning stove.

FAMILY ROOM

14'11" x 9'7" (4.55 x 2.94)

Triple glazed windows to front and side. Radiator. Composite door to side leading to garage.

KITCHEN/DINING ROOM

20'1" x 17'11" max (6.13 x 5.48 max)

'L' shaped

Two triple glazed windows to front. Fitted with a range of wall and base units with Quartz worksurfaces. Central island with base units and Quartz worksurface. Breakfast bar. Induction hob, gas hob and recess extractor hood. Electric oven and combi microwave oven. Warming drawer. Space for fridge and freezer. Two bowl sink with drainer and hot and cold filter tap with water softener. Integral dishwasher. Pop up plug socket. Ceiling fitted Bluetooth speaker system. LED lighting. Tiled flooring. Vertical radiator. Arch to family room. Door to utility room.

UTILITY ROOM

8'6" x 6'1" (2.60 x 1.87)

Double glazed window to rear. Wall and base units with worksurfaces and sink drainer. Plumbing for washing machine. Space for tumble dryer.

FAMILY ROOM

17'1" x 9'1" (5.21 x 2.79)

Double glazed windows to rear and sides. Two double glazed sky light windows to rear. Vertical radiator. LED lighting. Double glazed French doors to side.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Extractor fan. Radiator.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space. Two vertical radiators. Double glazed sky light window to front.

BEDROOM ONE

15'7" x 14'9" (4.77 x 4.52)

Triple glazed window to front. Two built in double wardrobes with mirrored sliding doors. Radiator. Glass panelled door to ensuite.

ENSUITE

15'7" x 6'11" max (4.75 x 2.11 max)

Triple glazed obscure window to rear. Four piece suite comprising walk in shower with glass screen and mains shower with rainfall head and plus button controls, freestanding bath with mixer tap and hand shower attachment, wash hand basin in vanity surround and close coupled wc with recess cistern. Heated towel rail. Electric shaver point. Extractor fan. Tiled walls and flooring with under floor heating. Wall mounted lit mirror.

BEDROOM TWO

13'2" x 10'8" (4.03 x 3.27)

Triple glazed windows to front and side. Fitted wardrobes. Radiator. Television point. Door to ensuite.

ENSUITE

Triple glazed window to rear. Three piece suite comprising corner shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Shaver point. Extractor fan.

BEDROOM THREE

12'6" x 9'7" (3.83 x 2.94)

Triple glazed window to front. Two storage cupboards. Radiator.

BEDROOM FOUR

10'6" x 8'0" (3.21 x 2.44)

Triple glazed window to front. Radiator. Eaves storage cupboard.

BEDROOM FIVE

10'11" x 9'6" (3.35 x 2.90)

Triple glazed window to rear. Radiator.

BEDROOM SIX/OPEN PLAN OFFICE

9'6" x 9'5" max (2.90 x 2.89 max)

Triple glazed window to rear. Built in wardrobe storage.

FAMILY BATHROOM

Triple glazed obscure window to rear. Three piece suite comprising 'P'

Tel: 01908 304480

shaped bath with mixer tap and mains shower with screen, wash hand basin with mixer tap in vanity surround and close coupled wc. Radiator. Shaver point. Extractor fan. Part tiled walls. Tiled flooring.

FRONT GARDEN

Block paved driveway parking. EV charging point linked to solar panels. Opposite side further EV charge point with additional point for garage.

GARAGE

22'11" x 16'4" (7.00 x 5.00)

Electric roller door to front. UPVC door to garden. Composite door to family room. Power and lighting. Fitted shelving. EV charge point. Tap.

REAR GARDEN

Slate patio and raised artificial lawn with sleeper borders. Gravelled flower beds with two pear trees and further railway sleeper borders to second raised artificial lawn area. Block paved patio area leading to side with gated access to front. Part walled. Outside light.

AGENTS NOTE

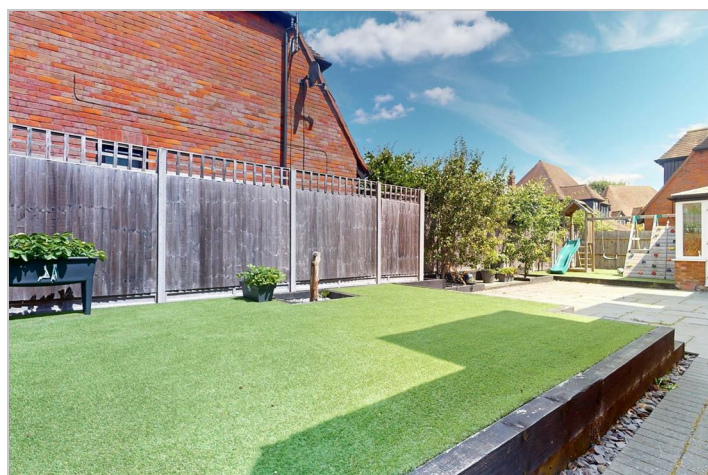
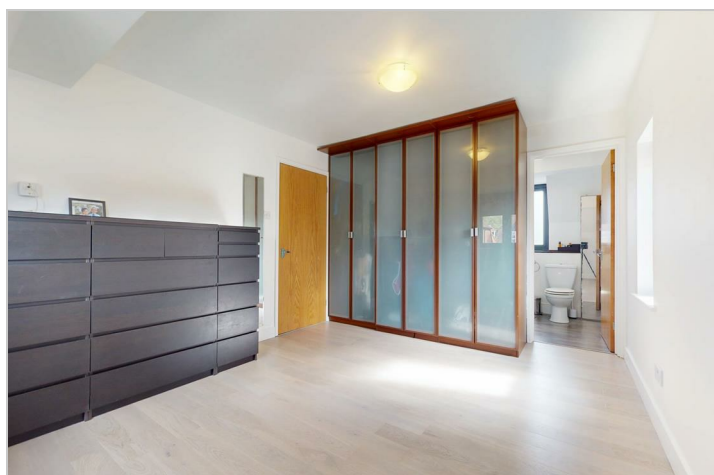
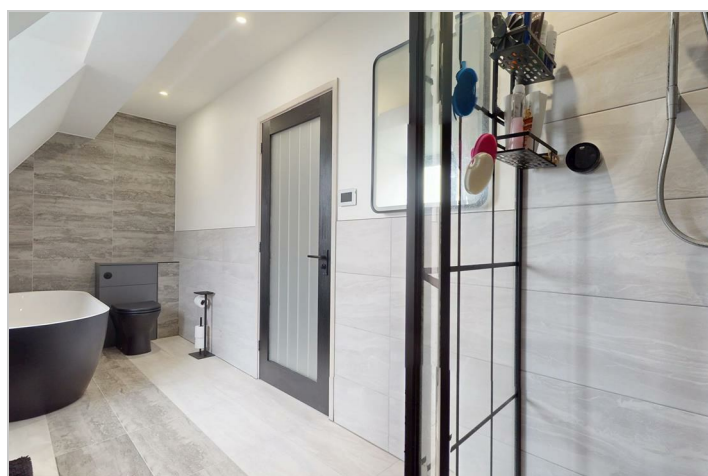
Solar panels run the house and can also charge the EV point at 7.4kw.

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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Road Map



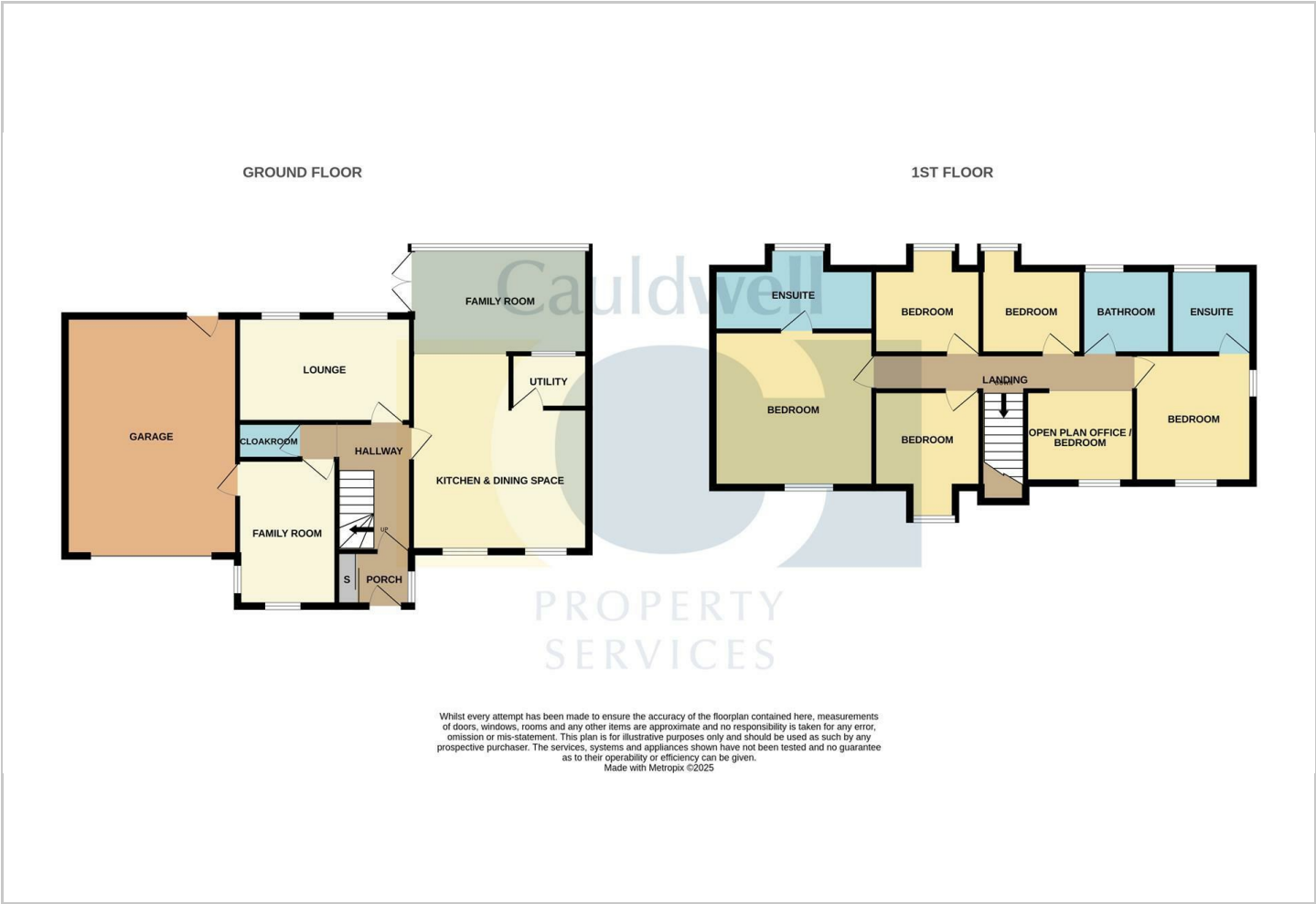
Hybrid Map



Terrain Map



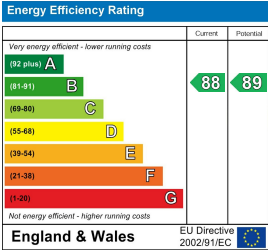
Floor Plan



Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.