



# Cauldwell

PROPERTY SERVICES



## 4 Wavell Court

Bolbeck Park, Milton Keynes, MK15 8PZ

£675,000



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### ENTRANCE HALL

UPVC double glazed door to front. Dog leg stairs to first floor landing with understairs storage cupboard. Internet point. Radiator. Door to kitchen, dining room and living room.

### LIVING ROOM

18'7 x 11'6 (5.66m x 3.51m)

Double glazed patio doors to rear. French doors to side. Television point. Radiator. Feature fireplace. Arch to dining room.

### DINING ROOM

10'3 x 9'10 (3.12m x 3.00m)

Door and window to family room to the rear. Radiator. Door to entrance hall

### KITCHEN

18'11 x 9'1 (5.77m x 2.77m)

Double glazed window to front. UPVC double glazed door to side. Fitted wall and base units with worksurfaces. Electric double oven, grill, four ring hob and extractor hood. One and half bowl sink drainer unit. Second bowl sink at utility end. Integral dishwasher. Plumbing for washing machine. Space for tumble dryer. Radiator. Under cupboard lighting. Laminate flooring. Arch to dining/family room.

### DINING/FAMILY ROOM

20' x 13' (6.10m x 3.96m)

Double glazed windows to rear. Double glazed French doors to side. Two radiators. Television point. Laminate flooring. Door to integral garage

### CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising low level wc and wash hand basin. Radiator. Tiled flooring.

### CONSERVATORY

11'6 x 11'6 (3.51m x 3.51m)

Double glazed UPVC windows to rear and sides. Double glazed French doors to side. Tiled flooring. Lighting. Power.

### FIRST FLOOR LANDING

Double glazed window to front. Access to part boarded loft space with lighting and solar panel inverter. Airing cupboard. Door to link room, bedroom one, two and five and bathroom.

### LINK ROOM

11' x 6' (3.35m x 1.83m)

Access to bedrooms three and four. Radiator. Wardrobe/cupboard space and access to shower room.

### BEDROOM ONE

15'1 x 10'9 (4.60m x 3.28m)

Double glazed windows to rear and side. Radiator. Door to ensuite.

### ENSUITE

Double glazed obscure window to front. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Tiled flooring.

### BEDROOM TWO

7'6 x 11' (2.29m x 3.35m)

Double glazed window to side aspect. Radiator.

### BEDROOM THREE

13' x 8'8 (3.96m x 2.64m)

Double glazed windows to rear and side. Radiator.

### BEDROOM FOUR

13' x 8'8 (3.96m x 2.64m)

Double glazed windows to side and rear. Radiator. Access to loft space.

### BEDROOM FIVE

8'8 x 7'9 (2.64m x 2.36m)

Double glazed corner window to front and side aspect. Radiator. Telephone point.

### BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with electric shower, wash hand basin and close coupled wc. Radiator. Tiled flooring.

## SHOWER ROOM

Shower cubicle with mains shower. Wash hand basin. Extractor fan. Tiled floor.

## FRONT GARDEN

Large shaped lawn area with mature trees, flower beds, hedging, foliage and path way. Block paved parking. Gated access to rear garden.

## GARAGE

Up and over door. Integral door to dining/family room. Power, light and tap. Eaves storage

## REAR GARDEN

Rear width York stone patio area leading to lawn with vegetable patch, green house, pergola seating area and patio, mature flower beds and borders to all sides. Gated access to front. Three outside power points. Garden shed. Outside tap.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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## Road Map



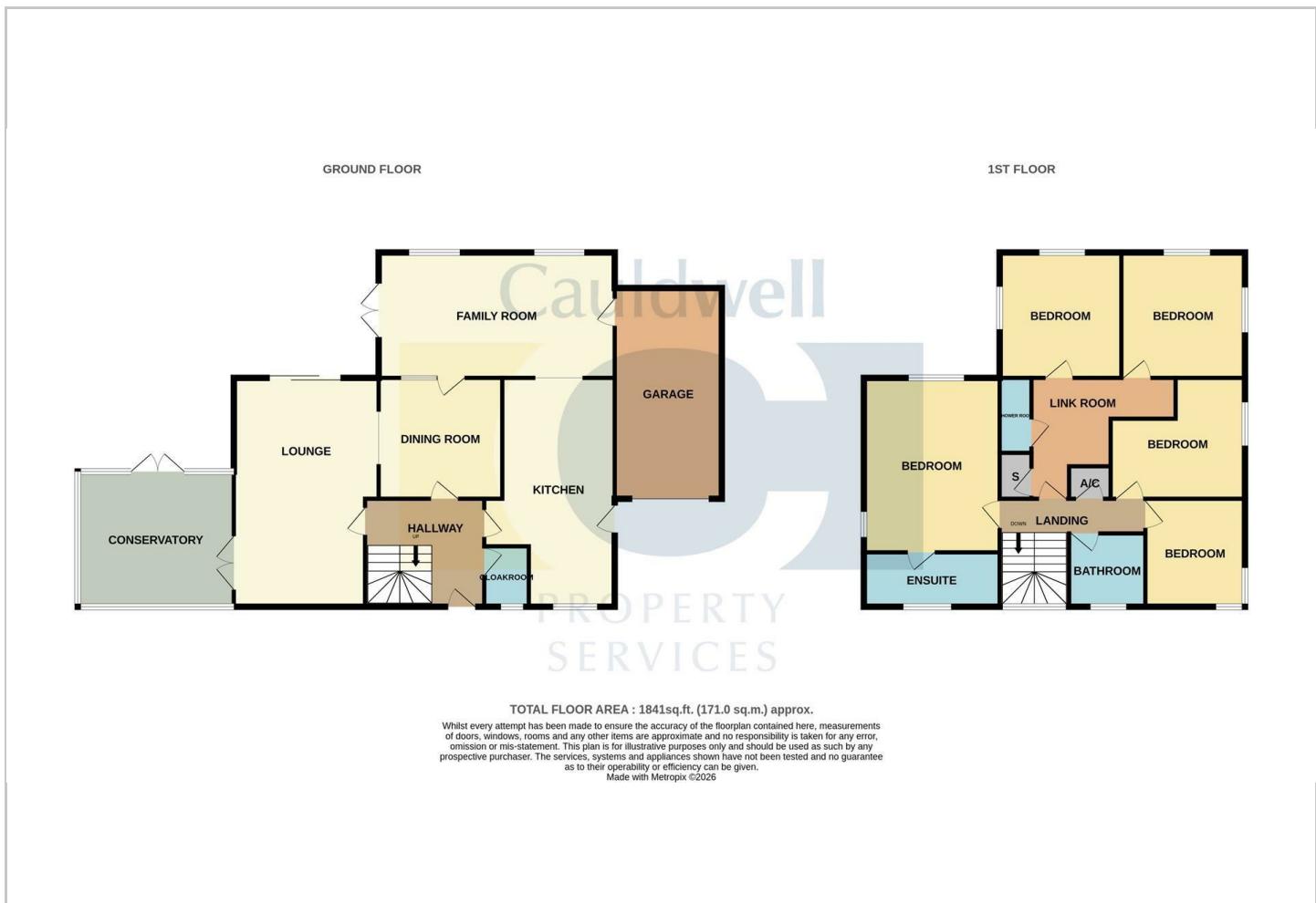
## Hybrid Map



## Terrain Map



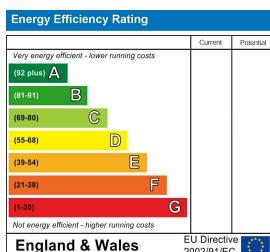
## Floor Plan



## 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



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