



Cauldwell

PROPERTY SERVICES



13 Abraham Close, Milton Keynes, MK15 9JA

£599,995

Located in the sought-after Willen Park area, this beautifully presented 4-bedroom detached home offers modern living spaces ideal for growing families.

Upon entering the property, you are welcomed by a spacious entrance hall leading to a dual aspect living room, a well-appointed dining room, and a stylishly refitted kitchen, these two rooms are connected by the conservatory, offering additional living space and a seamless connection to the mature rear garden. A refitted cloakroom completes the ground floor, adding convenience and practicality.

There is also a part-converted garage, providing a versatile home office and extra storage, ideal for modern family life or those working from home.

Upstairs, there are four bedrooms all that would take a double bed, including a dual aspect master with its own ensuite. A four-piece family bathroom caters to the remaining bedrooms.

The property also benefits from a low-maintenance front garden, driveway parking, a mature and private rear garden and excellent local amenities. With a perfect blend of style and practicality, this home is ready to move into.

Council tax band E. Energy rating C.

ENTRANCE 21'6" x 5'11" (6.57 x 1.82)

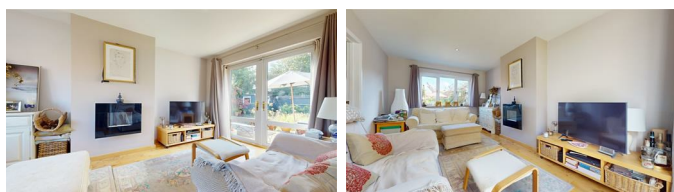


Entrance through double glazed front door into entrance hall. Double glazed windows to the sides. Engineered oak flooring. Dog-leg stairs to first floor with under stair storage cupboard. Radiator.

CLOAKROOM

Refitted suite. Frosted double glazed window to the front. Low level wc. Hand wash basin with mixer tap built into vanity unit. Heated towel rail. Tiled walls. Tiled floor. LED lighting. Fitted mirror.

LIVING ROOM 17'1" x 10'0" (5.22 x 3.07)



Double glazed window to the front. Double glazed French doors to the rear. Electric fireplace. TV point and telephone point. Engineered oak flooring. Radiator.

KITCHEN 17'1" x 8'8" (5.22 x 2.66)



Double glazed window to the front. Windows and door to the rear. Kitchen fitted with a range of wall and base units. Two different type of Quartz worksurfaces. NEFF electric oven. NEFF combi microwave oven. Four ring gas hob with extractor over. Stainless steel sink with mixer tap and engraved drainer. Integrated dishwasher. Plumbing for washing machine. space for tumble dryer. Space for fridge freezer. Wall mounted boiler. Tiled flooring. Radiator.

DINING ROOM 10'6" x 8'0" (3.21 x 2.45)

French doors to the rear. TV connection. Engineered oak flooring. Radiator.

CONSERVATORY 13'4" x 13'9" (4.08 x 4.21)



Brick based UPVC double glazed windows to the sides and rear. Double glazed doors to both sides. Tiled flooring.

FIRST FLOOR LANDING

Double glazed window to the rear on half landing. Access to loft space. Vertical radiator, Airing cupboard.

BEDROOM ONE 17'2" x 8'9" (5.24 x 2.68)



Double glazed windows to front and rear. Double glazed Velux windows to rear. Fitted wardrobes. Radiator. Door to En-suite.

EN-SUITE



Two double glazed Velux windows to the front. Shower cubicle with mains shower. Low level wc, wash hand basin with mixer tap set into vanity unit. Heated towel rail. Fitted medicine cabinet.

BEDROOM TWO 10'2" x 9'5" (3.10 x 2.88)



Double glazed window to the rear. Two double glazed Velux windows to the rear. Radiator.

BEDROOM THREE 10'1" x 7'5" (3.08 x 2.28)



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

BEDROOM FOUR 8'2" x 7'4" (2.49 x 2.25)

Two double glazed Velux windows to the rear. Radiator.

FAMILY BATHROOM



Frosted double glazed window to the front, Bath with mixer tap and recessed pipework. Low level wc, wash hand basin with mixer tap set into vanity unit. Shower cubicle with mains shower. Tiled walls and floor. Fitted medicine cupboard. Heated towel rail.

CONVERTED OFFICE 9'5" x 8'11" (2.88 x 2.74)



Former garage. Double glazed window and door to the rear.

FRONT

Hard standing driveway and parking for two cars. Shingle stone garden. Leading to garage with up and over door to the front.

REAR GARDEN



Rear width patio area leading to a generous lawn area. Mature flower bed and borders stocked with plants and trees. Timber shed. gated access to front.

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.

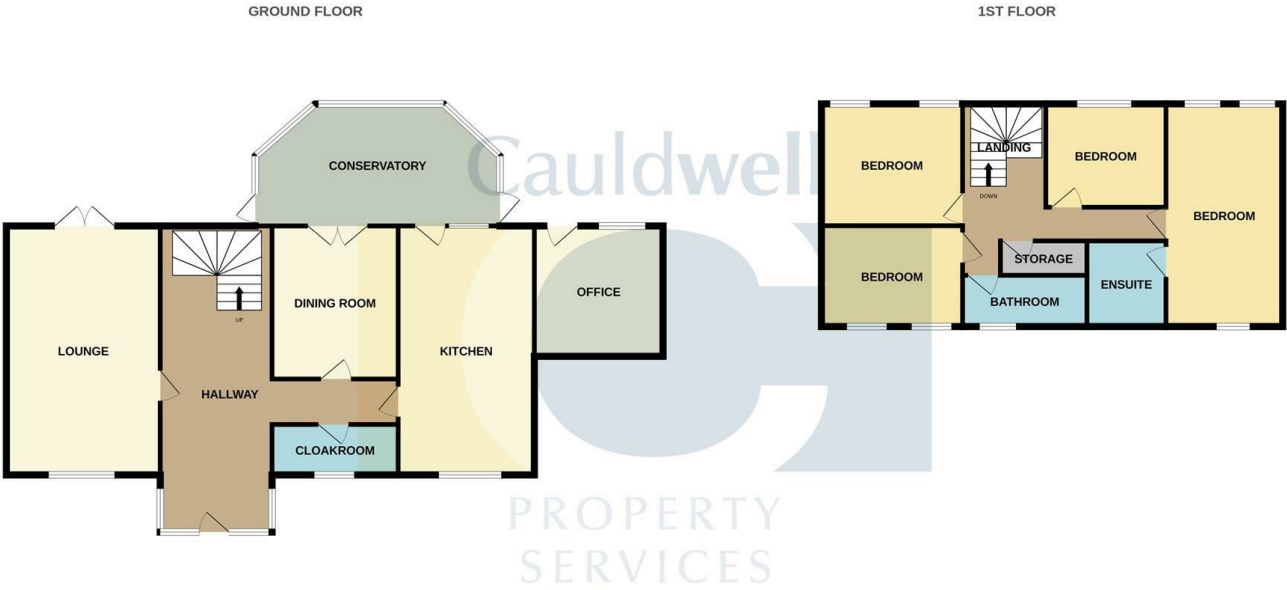
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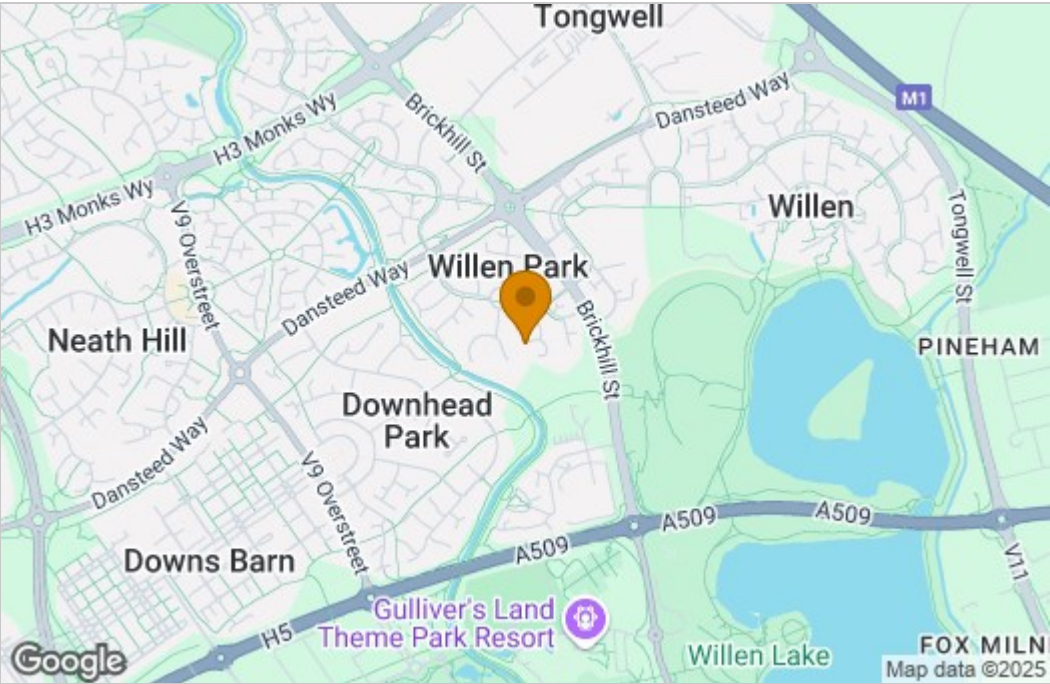
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Floor Plan

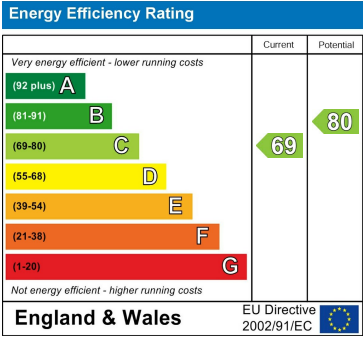


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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