Cauldwell

PROPERTY SERVICES

1 Vienna Grove, Milton Keynes, MK13 0LQ

Offers Over £425,000

CAULDWELL are delighted to offer for sale this rarely available four-bedroom detached family home, pleasantly situated within the sought-after area of Blue Bridge, Milton Keynes. Offering generous and versatile accommodation, the property also benefits from an oversized double garage, driveway parking and excellent potential for further extension to the side, subject to the necessary planning permissions.

Internally, the accommodation begins with a welcoming entrance hall and a useful ground-floor shower room. The spacious living room provides an excellent main reception space, while the kitchen/dining room offers plenty of room for family dining and entertaining. Completing the ground floor is a conservatory, overlooking and providing access to the rear garden.

To the first floor are four well-proportioned bedrooms, making the property particularly well suited to growing families. The principal bedroom benefits from its own en-suite, with the remaining bedrooms served by a family bathroom.

Outside, the property benefits from a driveway providing off-road parking and access to an impressive oversized garage. The generous side space provides exciting scope to enlarge the existing accommodation, subject to the appropriate consents, while the enclosed rear garden offers a good degree of outdoor space.

ENTRANCE PORCH
Entrance through front door into entrance porch. Double glazed window to the front. Meter cupboard.. Skimmed ceiling with inset lighting. Double internal doors to entrance hall.

ENTRANCE HALL
Entrance through double internal doors. Tiled flooring. Door to kitchen dining room, door to downstairs shower room and door to living room. Coving to a skimmed ceiling. Radiator.

DOWNSTAIRS SHOWER ROOM
Three piece suite. Low level wc, wash hand basin with mixer tap. Tiled shower cubicle with wall mounted shower. Travertine stone walls. Slate floor. Heated towel rail. Frosted double glazed window to the side. Skimmed ceiling.

LIVING ROOM 16'1" x 11'3" (4.92 x 3.44)
Dual aspect. Double glazed window to the rear. Double glazed window to the side. Radiator. Feature fire place with log burner. Door through to dining room.

KITCHEN DINING ROOM 21'5" x 11'5" (6.54 x 3.48)
Kitchen is fitted with a range or wall and base units, Roll top worksurface incorporating a double sink with mixer tap. Space for free standing cooker with extractor over. Built in washing machine. Breakfast bar. Double glazed window to the front. Double glazed door to the side. Sliding double glazed door to the conservatory. Stairs to first floor. Radiator.

CONSERVATORY 11'2" x 11'5" (3.42 x 3.50)
Single glazed construction with French doors to the rear garden.

FIRST FLOOR LANDING
Doors to all upstairs rooms. Coving to skimmed ceiling. Airing cupboard housing water tank.

BEDROOM ONE 11'7" x 10'7" (3.54 x 3.24)
Double glazed window to the rear. Radiator. Build in cupboard with shelving. Coving to a skimmed ceiling. Door to ensuite.

ENSUITE
Three piece suite. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin. Shaver point. Extractor. Skimmed ceiling. Tiled floor. Part tiled walls. Frosted double glazed window to the side. Radiator.

BEDROOM TWO 11'10" x 8'5" (3.61 x 2.57)
Double glazed window to the rear. Radiator. Built in cupboard with shelving. Coving to a skimmed ceiling.

BEDROOM THREE 9'4" x 6'6" (2.85 x 2.0)
Double glazed window to the front. Radiator. Coving to skimmed ceiling. Fitted bedroom furniture.

BEDROOM FOUR 8'0" x 9'9" (2.45 x 2.99)
Double glazed window to the front. Radiator. Coving to skimmed ceiling.

FAMILY BATHROOM
Free standing bath with telephone style mixer tap with shower attachment. Low level wc, wash hand basin. Tiled walls. Tiled floor. Frosted double glazed window to the front.

REAR GARDEN
Enclosed wrap around rear garden laid mainly to lawn. Mixture of brick wall and wooden fence surround,. Service door to garage. Gated side access.

FRONT
Front garden. Part block paved with space for 2 cars and part lawn. Hedge surround. Over sized single garage with up and over door. Power and light.

GARAGE
Over sized single garage with up and over door. Power and light.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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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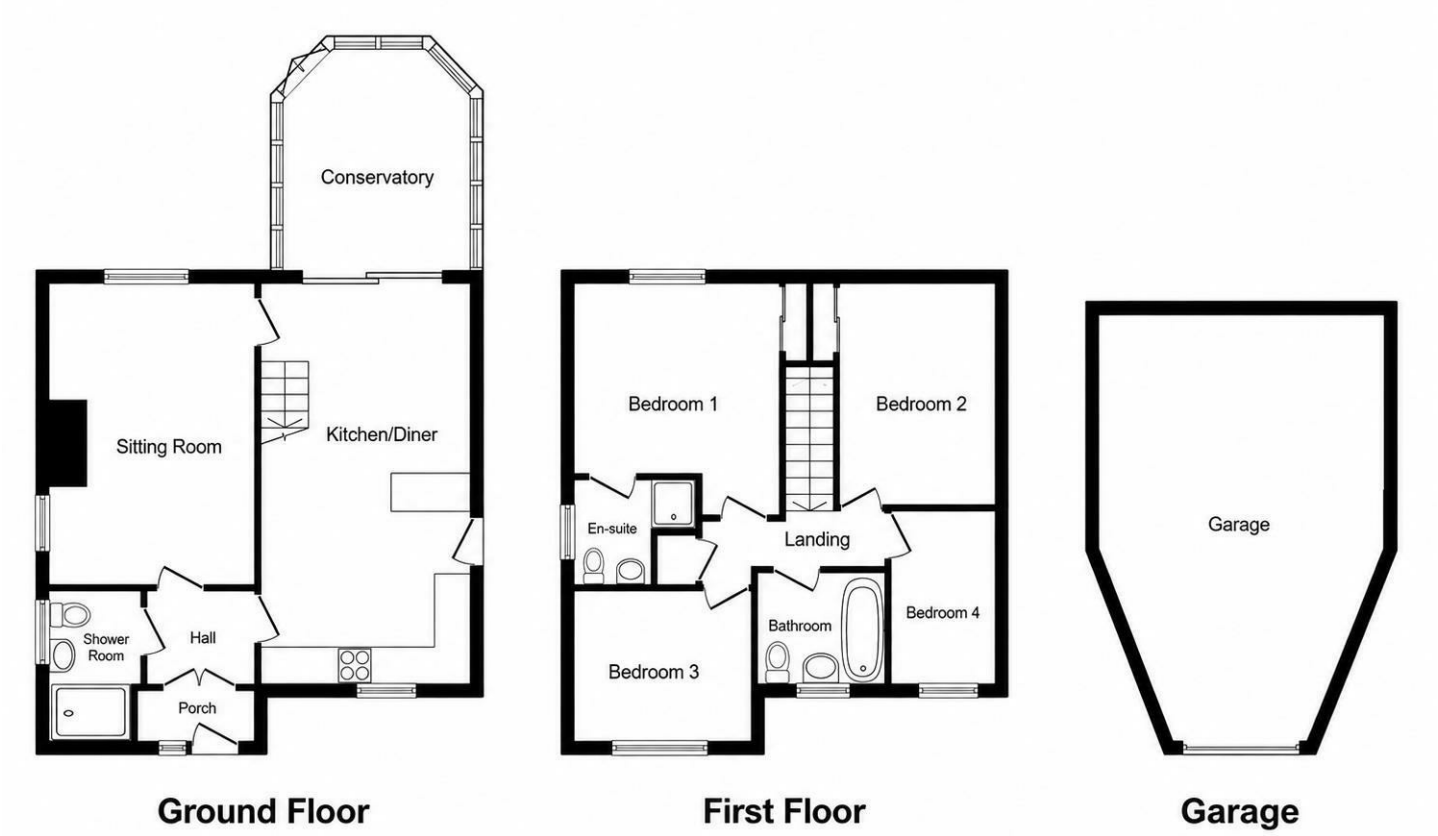
Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

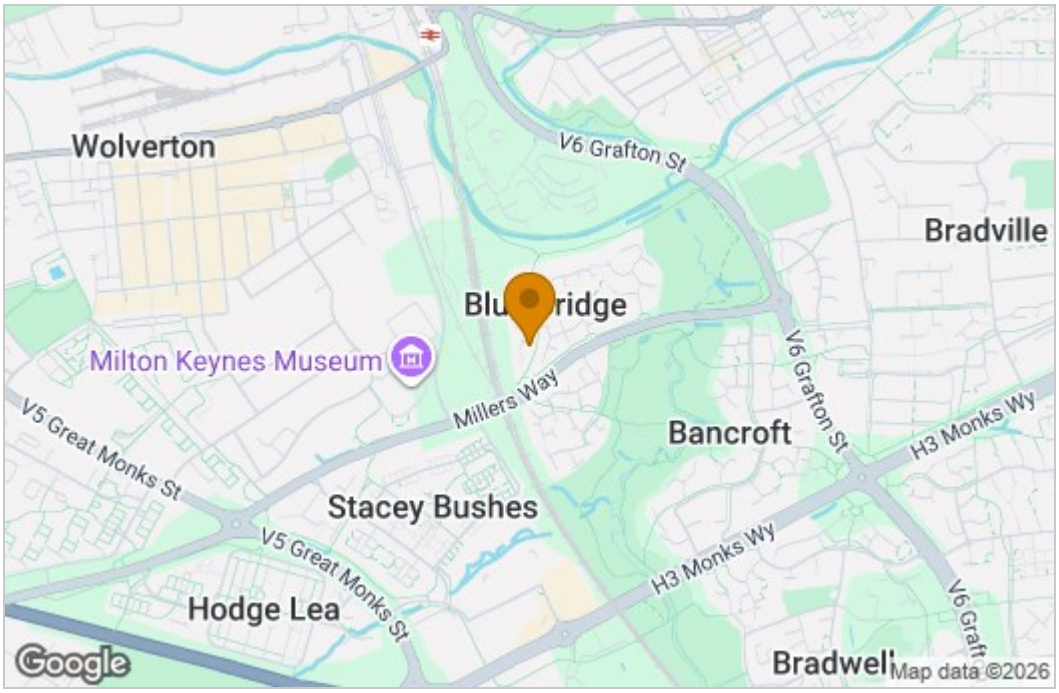
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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

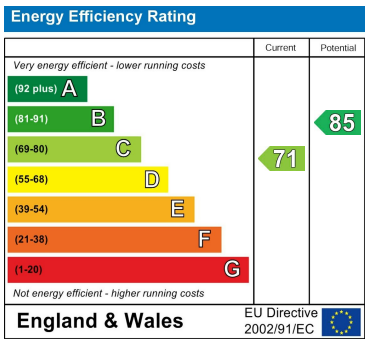
Floor Plan



Area Map



Energy Efficiency Graph



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