



Cauldwell

PROPERTY SERVICES



8 Little Dunmow, Milton Keynes, MK10 9DH

£479,995

Cauldwell Property Services are delighted to offer this well-presented three/four bedroom detached family home, ideally positioned in the highly sought-after location of Monkston. The property has been significantly improved by the current owners, boasting a garage conversion providing a versatile fourth bedroom or study, along with a conservatory featuring an insulated roof for year-round use.

The ground floor comprises an inviting entrance hall, cloakroom, modern kitchen, spacious living room, additional family room and the study/bedroom four created by the garage conversion.

Upstairs offers a principal bedroom with en-suite, two further well-proportioned bedrooms, and a refitted family shower room.

Externally, the home benefits from a front and rear garden and a generous driveway, providing excellent off-road parking for three to four vehicles.

Council tax band: D
Energy rating: C

ENTRANCE HALL

Stairs to first floor. Storage area. Door to kitchen/breakfast room, cloakroom and living room Radiator. Coving to skimmed ceiling.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator. Frosted double glazed window to side. Skimmed ceiling.

KITCHEN/BREAKFAST ROOM 8'9" x 13'11" (2.67 x 4.26)

Fitted with a range of soft close wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Space for fridge freezer. Plumbing for washing machine and space for tumble dryer. Breakfast bar. Radiator. Splash backs. Skimmed ceiling with inset lighting Double glazed door to side.

LIVING ROOM 12'0" x 14'11" (3.68 x 4.57)

Coving to skimmed ceiling. Radiator. Sliding double glazed door to insulated roof conservatory.

CONSERVATORY 15'1" x 15'4" (4.61 x 4.69)

Brick UPVC double glazed construction with insulated roof. Air conditioning unit. Radiator. Double glazed window to rear and side. Double glazed French doors to rear. Door to bedroom four/study.

BEDROOM FOUR/STUDY 15'4" x 7'3" (4.68 x 2.23)

Formerly the garage
Skimmed ceiling. Double glazed window to front. Radiator.

FIRST FLOOR LANDING

Doors to upstairs rooms. Loft access. Coving to skimmed ceiling.

BEDROOM ONE 10'11" x 9'3" (3.35 x 2.84)

Built in three door wardrobe. Double glazed window to front aspect. Radiator. Coving to skimmed ceiling. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower, low level wc and wash hand basin. Part tiled walls. Airing cupboard housing boiler. Heated towel rail. Skimmed ceiling. Inset lighting.

BEDROOM TWO 8'7" x 6'7" (2.63 x 2.03)

Double glazed window to rear. Radiator.

BEDROOM THREE 9'6" x 6'0" (2.90 x 1.85)

Double glazed window to rear. Radiator. Coving to skimmed ceiling ;

SHOWER ROOM

Three piece suite comprising double shower cubicle. low level wc and wash hand basin. Part

tiled walls. Heated towel rail. Skimmed ceiling with inset lights. Extractor. Double glazed window to side.

REAR GARDEN

Enclosed and laid to lawn with gated side access. Wooden fence surround. Tree, flower and shrub borders.

FRONT GARDEN

Laid to lawn. Block paved driveway. Hardstanding driveway. Path to front door with storm porch. Outside lighting.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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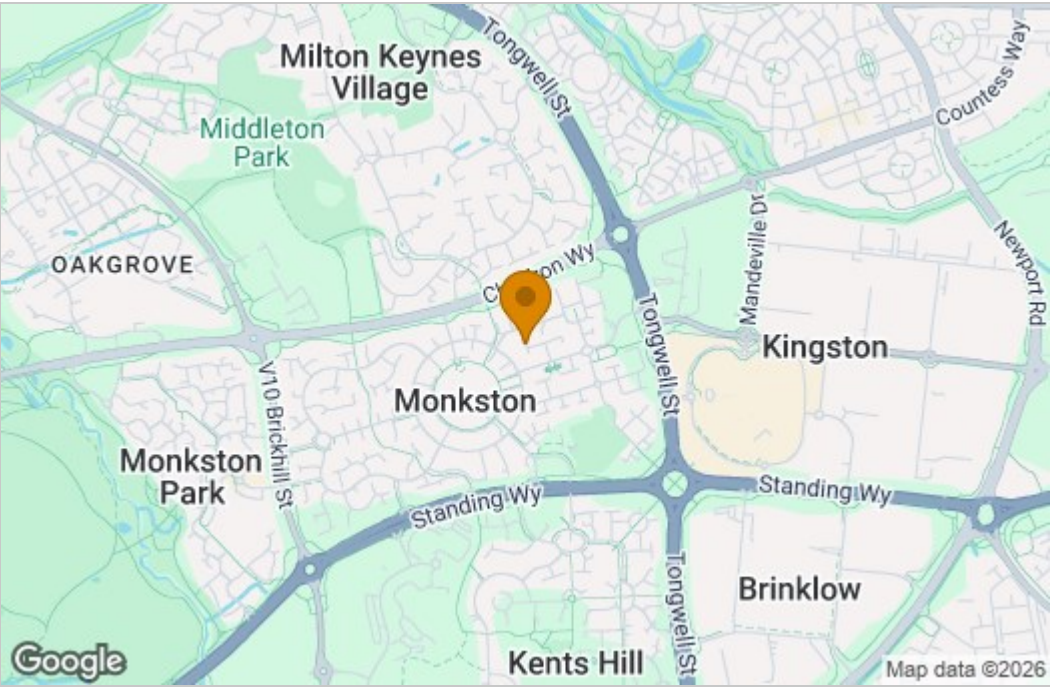
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Floor Plan

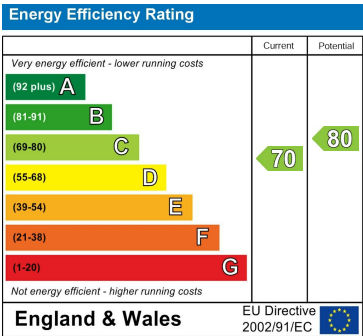


TOTAL FLOOR AREA : 1098sq.ft. (102.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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