



# Cauldwell

PROPERTY SERVICES



## 16 Somerset Walk

Broughton, Milton Keynes, MK10 7DA

Offers Over £450,000





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## ENTRANCE HALL

Doors to living room, cloakroom, kitchen/diner. Stairs to first floor. Tiled flooring. Skimmed ceiling.

## LIVING ROOM

16'7" x 10'1" (5.07 x 3.09)

Dual aspect room with double glazed windows to front and side. Double glazed bay window to side. Two radiators. Skimmed ceiling. Tiled flooring.

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Tiled flooring. Radiator. Extractor fan.

## KITCHEN/DINER

16'6" x 10'8" (5.05 x 3.27)

Double glazed French doors to side. Double glazed window to side and front. Fitted with a range of wall and base units with worksurfaces incorporating sink with gas hob and extractor fan. Integrated dual oven and dishwasher. Tiled flooring. Skimmed ceiling.

## UTILITY ROOM

Wall and base units with worksurface. Plumbing for washing machine. Door to side. Tiled flooring. Radiator.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Loft access. Airing cupboard. Double glazed window to rear. Airing cupboard.

## BEDROOM ONE

12'5" x 9'6" (3.80 x 2.91)

Double glazed window to front and side. Radiator. Built in wardrobes. Skimmed ceiling. Door to ensuite.

## ENSUITE

Double glazed window to front. Three piece suite comprising shower cubicle, low level wc and wash hand basin. Extractor fan. Radiator.

## BEDROOM TWO

9'5" x 8'7" (2.89 x 2.62)

Double glazed window to front, Fitted wardrobe. Radiator. Skimmed ceiling.

## BEDROOM THREE

10'9" x 7'1" (3.30 x 2.18)

Double glazed window to side. Skimmed ceiling. Radiator.

## BATHROOM

Double glazed window to side. Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Part tiled walls. Radiator.

## REAR GARDEN

Enclosed rear garden, laid to lawn with patio area. Gated side access and rear.

## SINGLE GARAGE

Up and over door. Hardstanding driveway.

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

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receive a referral fee in the region of £80 to £250 for recommending you to them



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Cauldwell Property Services LTD 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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