



# Cauldwell

PROPERTY SERVICES



## 16 Wadworth Holme

Middleton, Milton Keynes, MK10 9JR

£815,000





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## ENTRANCE HALL

Double glazed door to front. Central staircase to first floor landing with understairs storage cupboard. Radiator. French doors to living room. Engineered oak flooring.

## LIVING ROOM

19'11" x 11'10" (6.09 x 3.63)

Double glazed window to front and French doors to rear. Television and internet point. Two radiators. Tiled flooring. Decorative coving. Central wood burning stove.

## CONSERVATORY

11'11" x 12'3" (3.65 x 3.74)

Brick and UPVC double glazed windows to both sides and rear. Pitched glass roof. Double glazed French doors to side. Tiled flooring. Power.

## DINING ROOM

12'9" x 10'9" (3.90 x 3.29)

Double glazed window to front. Radiator. French doors from entrance hall. Engineered oak flooring.

## KITCHEN/BREAKFAST ROOM

16'4" x 15'5" (4.98 x 4.72)

Double glazed window to rear. Double glazed French doors to rear. Double glazed door to side. Re-fitted range of wall and base units with Quartz worksurfaces. Central island with breakfast bar, base units and Quartz worksurface. Double sink unit and drainer with boiling water tap and waste disposal. Rangemaster oven with gas hob and extractor hood over. Space for American style fridge freezer. Integral dishwasher. LED lighting. Tiled flooring. Radiator.

## UTILITY ROOM

8'9" x 6'11" (2.67 x 2.12)

Double glazed window to rear. Wall and base units with worksurfaces and sink drainer unit. Plumbing for washing machine. Space for tumble dryer. Heated towel rail. Engineered oak flooring.

## FIRST FLOOR LANDING

Stairs from entrance hall. Radiator. Airing cupboard. Stairs to second floor landing.

## BEDROOM TWO

13'3" x 11'0" (4.05 x 3.37)

Double glazed window to front. Radiator. Door to ensuite.

## ENSUITE

Double glazed window to front. Re-fitted suite comprising walk in shower cubicle with glass panel and mains shower, wash hand basin in vanity surround and close coupled wc. Lit mirror. Heated towel rail. Extractor fan. Tiled walls.

## BEDROOM THREE

12'10" x 11'0" (3.93 x 3.37)

Double glazed window to front. Radiator.

## BEDROOM FOUR

15'6" x 8'9" (4.74 x 2.68)

Double glazed window to rear. Radiator.

## BEDROOM FIVE

11'0" x 8'8" (3.37 x 2.65)

Double glazed window to rear. Radiator.

## BATHROOM

Double glazed obscure window to rear. Comprising Spa bath with hand shower attachment, shower cubicle with mains shower. wash hand basin and close coupled wc. Heated towel rail. Extractor fan. LED lighting. Lit mirror. Tiled walls.

## SECOND FLOOR LANDING

Stairs from first floor. Two double glazed sky light windows to rear. Recess hanging rails and storage space.

## BEDROOM ONE

13'4" x 12'11" max (4.07 x 3.96 max)

Double glazed window to front and rear. Radiator. LED lighting.

## MAIN SUITE BATHROOM

12'11" x 9'8" max (3.96 x 2.97 max)

Double glazed obscure windows to front and rear. Freestanding bath with hand shower attachment, shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Shaver point. Lit mirror. Extractor fan. LED lighting. Tiled flooring. Tiled walls.

Tel: 01908 304480

## FRONT GARDEN

Small front garden area with mature trees, plants and path way.

## DOUBLE GARAGE

Two up and over doors to front. Power and light. Boarded loft storage space.

## DRIVE

Driveway parking via double gates with EV charge point, leading to shingle off road parking for four cars leading to garage.

## REAR GARDEN

Laid to lawn with rear shingle seating area, mature flower beds and borders, trees, plants and foliage. Timber garden shed. Gated access to side. Personal door to garage. Outside tap and power.

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.

We routinely refer customers to Franklins solicitors, 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.





Road Map



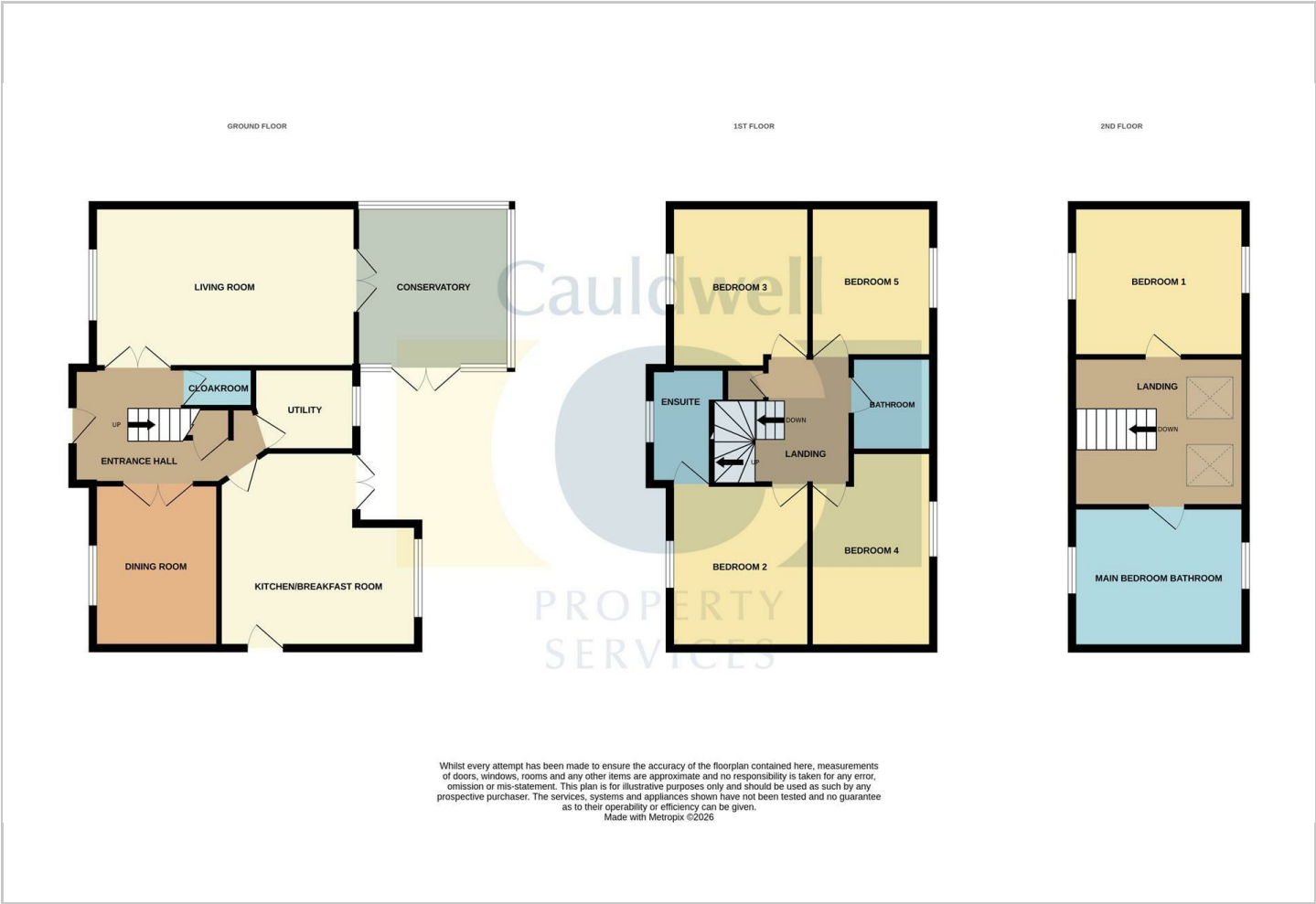
Hybrid Map



Terrain Map



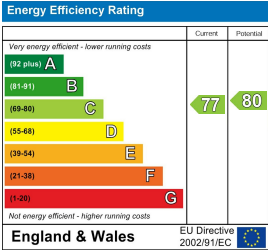
Floor Plan



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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