



# Cauldwell

PROPERTY SERVICES



## 3 The Fleet

Springfield, Milton Keynes, MK6 3ND

£625,000



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### ENTRANCE HALL

Front entrance door. Stairs to first floor. Radiator. Solid marble flooring Coving to textured ceiling. Understairs storage cupboard.

### CLOAKROOM

Re-fitted two piece suite comprising low level wc and wash hand basin. Tiled walls Heated towel rail. Extractor.

### STUDY

3.41M x 2.85M

Double glazed window to front. Radiator.

### FAMILY ROOM

8'10" M x 11'1" M (2.68M x 3.39M)

Radiator.

### DINING ROOM

8'10" M x 12'0" (2.68M x 3.67)

Double glazed window to side. Radiator. Marble flooring Opening to kitchen. Door to utility room.

### UTILITY ROOM

8'6" M x 6'9" M (2.60M x 2.07M)

Double glazed window to rear and double glazed door to rear. Wall and base units with worksurface incorporating sink drainer. Plumbing for washing machine Space for tumble dryer. Tiled flooring Radiator. Skimmed ceiling

### KITCHEN

Fitted with a range of soft close wall and base units with granite worksurface incorporating granite sink with Franke tap and instant hot water tap. Built in oven and microwave and warming drawer. Built in American style fridge freezer. Built in dishwaswer. Carousel units. Breakfast bar with granite worksurface and soft close units and wine cooler. Under unit lighting and in unit lighting. Skimmed ceiling with inset

lighting. Double glazed French doors to side and rear. Marble flooring with under floor heating. Remote control lighting.

### LIVING ROOM

18'7" M x 11'1" (5.67M x 3.38)

Double glazed window to front. Feature fireplace and surround. Two radiators. Cornice ceiling.

### FIRST FLOOR LANDING

Doors to all rooms.

### BEDROOM ONE

18'6" M x 12'6" (5.63M x 3.80)

Fitted bedroom furniture. Double glazed window to front and side. Radiator. Opening to dressing room.

### DRESSING ROOM

10'6" M x 6'4" M (3.2M x 1.93M)

Fitted wardrobes. Radiator. Door to ensuite.

### ENSUITE

8'8" x 11'6" (2.63 x 3.50)

Four piece suite comprising sunken jacuzzi style bath, tiled shower cubicle, low level wc and glass wash hand basin. Heated towel rail. Tiled walls Frosted double glazed window to side.

### BEDROOM TWO

10'8" M x 8'2" M (3.24M x 2.49M)

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

### ENSUITE

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Tiled walls Shaver point Extractor. Frosted double glazed window to rear.

### BEDROOM THREE

11'3" x 9'10" (3.43 x 2.99)

Double glazed window to front. Radiator.

## BEDROOM FOUR

14'0" M x 6'11" M (4.26M x 2.11M)

Two double glazed window to front. Radiator.

## BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Frosted double glazed window to rear. Extractor. Heated towel rail.

## FRONT GARDEN

A substantial block paved driveway with parking for several vehicles.

## DETACHED DOUBLE GARAGE

Double up and over doors. Power and light.

## REAR GARDEN

Wrap around garden with mature tree, flower and shrub borders. Laid mainly to artificial lawn. Further lawn and gravel area. Raised patio area. Storage shed. Summer house housing hot tub.

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.

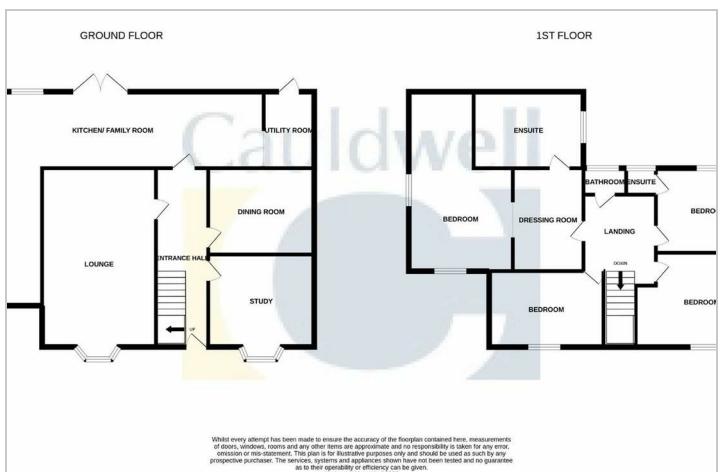
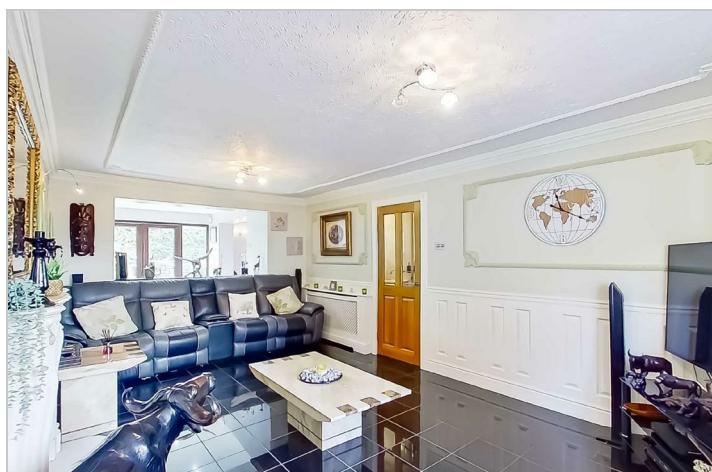
## COUNCIL TAX BAND

Council tax band E. Sourced from <https://www.gov.uk/council-tax-bands>

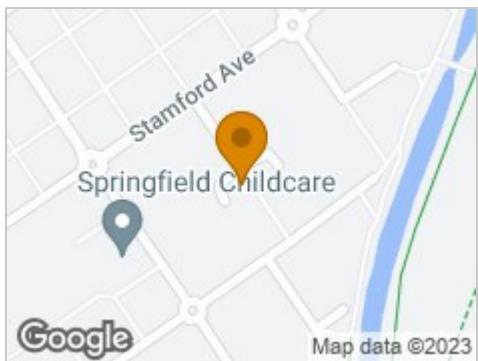
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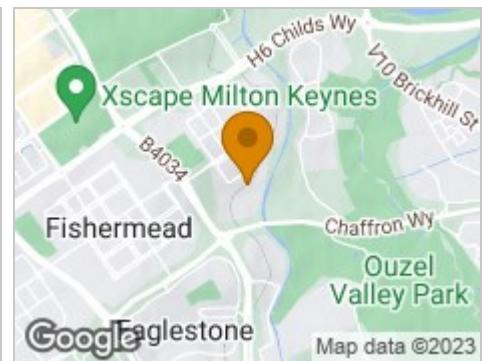
## Road Map



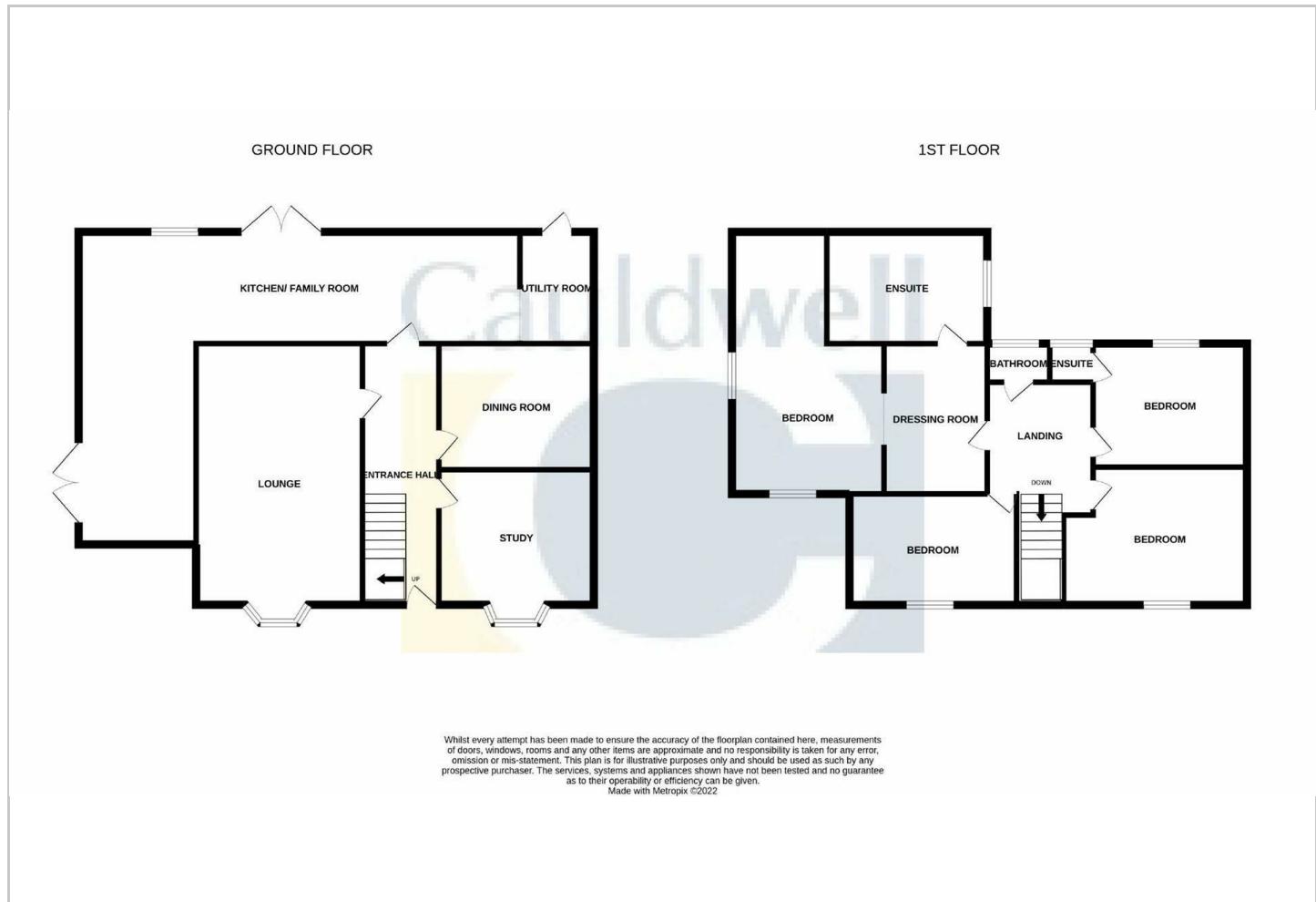
## Hybrid Map



## Terrain Map



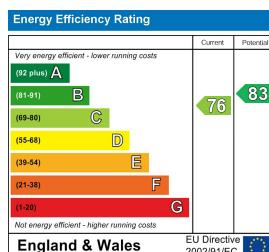
## Floor Plan



## 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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