Cauldwell

PROPERTY SERVICES

9 Beddoes Croft, Milton Keynes, MK5 6FQ

£539,000

CAULDWELL are delighted to offer to offer for sale this exceptional SIX BEDROOM family home, overlooking Shenley Wood in the highly desirable area of Medbourne. The property boasts fitted floor to ceiling wardrobes in all bedrooms, attractive gardens to front and rear, stunning wisteria that covers the gable end of the house, off road parking for two cars and a garage with a boarded loft.

Accommodation briefly comprises; entrance hall, downstairs cloakroom, living room, study, kitchen/dining room and a utility room. On the first floor there are three double bedrooms, one single bedroom, en-suite to the principle bedroom and bathroom. On the second floor there are two further double bedrooms and a shower room.

Located to the west of Milton Keynes Medbourne is one of our smaller housing developments, with community pavilion and Shenley Wood in the heart of the estate. As Medbourne is close to the Milton Keynes border there are some good walks out through the woods or to the surrounding countryside. In the neighbouring development of Grange Farm there is a local shopping parade which include a convenience shop, salon, coffee shop and Indian Restaurant. Oxley Park Academy (ages 4-11) and the Secondary School The Hazeley Academy are both under 0.6 miles away on foot.

Energy rating C. Council tax band F.

ENTRANCE
Entrance through front door into entrance hall. Stairs to first floor. Door to cloakroom. living room, study, and kitchen/dining room. Under stair cupboard. Radiator.

CLOAKROOM
Frosted double glazed window. Low level wc, wash hand basin with splash back tile. Tiled flooring. Radiator.

LIVING ROOM 14'0" x 13'8" (4.28 x 4.17)
Double glazed bay window to the front aspect. Feature fireplace with surround. Radiator. Door to kitchen dining room.

KITCHEN DINING ROOM 27'7" x 8'10" (8.43 x 2.70)
Two double glazed windows to rear. Double glazed French doors to the rear. Kitchen fitted with a range of wall and base units. Work surfaces incorporating sink and drainer with mixer tap. Integrated dishwasher. Gas oven and hob with extractor over. Splash back tiles. Two Radiators. Doors to utility room.

UTILITY ROOM 5'7" x 7'0" (1.72 x 2.15)
Double glazed door to the rear. Base and wall units. work surface incorporated sink and drainer. Splash back tiles. plumbing for washing machine and space for tumble dryer. Radiator.

STUDY 7'1" x 5'5" (2.16 x 1.67)
Double glazed window. Radiator.

FIRST FLOOR LANDING
Stairs to second floor. Doors to bedrooms and family bathroom. Radiator.

BEDROOM ONE 13'8" x 10'10" (4.17 x 3.32)
Double glazed window. Radiator. Built in four door wardrobe. included in the measurements Door to en-suite shower room.

EN-SUITE SHOWER ROOM
Shower cubicle with wall mounted shower. Low level wc, wash hand basin with vanity surround, splash back tile and wall mounted cabinet. Radiator.

BEDROOM TWO 12'9" x 9'10" (3.90 x 3.00)
Double glazed window. Double door built in wardrobe. Included in the measurements.

BEDROOM THREE 11'2" x 9'0" (3.41 x 2.75)
Double glazed window. Double door built in wardrobe. Included in the measurementsRadiator.

BEDROOM SIX 9'9" x 6'7" (2.99 x 2.01)
Double glazed window. Double door built in wardrobe. included in the measurements Radiator.

FAMILY BATHROOM
Three piece suite. Panelled bath with mixer tap. Low level wc, wash hand basin with vanity unit and mixer tap. Part tiled walls. Heated chrome towel rail. Frosted double glazed window.

SECOND FLOOR LANDING
Doors to bedrooms and shower room. Radiator.

BEDROOM FOUR 17'9" x 10'10" (5.43 x 3.31)
Measured into restricted headspace. Two double glazed windows. Double glazed Velux window. Vaulted ceiling. Built in wardrobe. Two radiators.

LOFT SPACE
Insulated, fully boarded with light. Fitted pull down loft ladder.

BEDROOM FIVE 17'9" x 9'10" (5.43 x 3.00)
Measured into restricted headspace.Double glazed window. Double glazed Velux window. Built in wardrobe. Raditaor.

SHOWER ROOM
Velux window. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap and vanity unit. Radiator.

REAR GARDEN
Enclosed rear garden laid mainly to lawn. Patio area. Gated side access. Outside tap. Mixture of brick wall and wooden fence panel surround. Service door to the garage.

FRONT
Mature shrubs and plants. Path and steps leading to front door.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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Floor Plan

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TOTAL FLOOR AREA : 1787sq.ft. (166.0 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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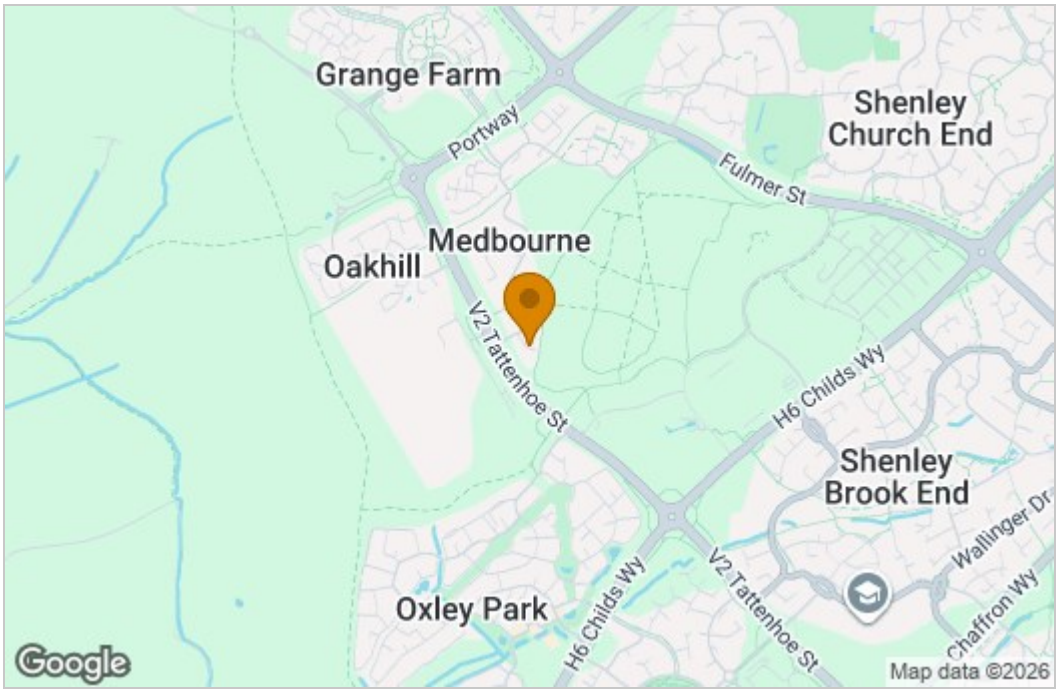
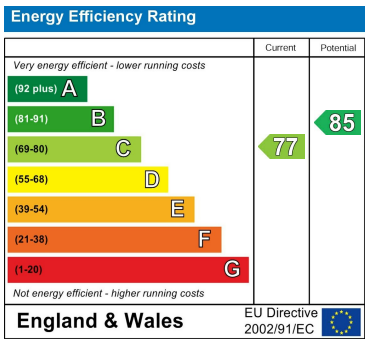
Area Map



Energy Efficiency Graph



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