



Cauldwell

PROPERTY SERVICES



12 Sutton Court, Milton Keynes, MK4 2AD

£260,000

CAULDWELL are delighted to offer for sale this well presented TWO DOUBLE BEDROOM home, situated in the sought after location of Emerson Valley which benefits from a refitted kitchen and refitted bathroom. This stunning property briefly comprises; entrance hall, re-fitted kitchen with integrated appliances and lounge/dining room. On the first floor there are two double bedrooms and re-fitted bathroom with a shower. Outside there are front and rear gardens with driveway. This rarely available home is offered for sale with no upward chain. Council tax band B. Energy Rating; C

Situated towards the south west of Milton Keynes, within easy access of the A421 taking you to M1 J13 or the M40. The location is popular with families as it is in the catchment of Ofsted rated 'outstanding' schools with Howe Park infant school, Emerson Valley Middle school and Shenley Brook End secondary school all serving the area. There are two convenience shops on the estate one of which has a post office attached, also a Chinese Takeaway and Indian Restaurant. Westcroft district centre is on the adjacent estate where you will find a supermarket, chemist, doctors surgery, hairdressers and Library. Emerson Valley also benefits from Tattenhoe Valley Park which runs through the middle of the estate and leads to Furzton Lake and to Tattenhoe.

ENTRANCE

Entrance through front door into porch. Door to entrance hall.

RE-FITTED KITCHEN 10'2" x 3'4" (3.12 x 1.03)

Fitted with a range of wall and base units. Work surfaces incorporating stainless steel sink and drainer with mixer tap. Gas hob with built in oven and extractor. Wall mounted boiler with cupboard surround. Splash back tiles.

LOUNGE/DINER 16'2" x 9'6" (4.94 x 2.91)

Double glazed sliding doors to the rear. Stairs leading to first floor. Feature fire place and surround. Radiator. Opening to kitchen.

STAIRS TO FIRST FLOOR

BEDROOM ONE 13'1" x 7'8" (3.99 x 2.36)

Double glazed window to the side. Radiator.

BEDROOM TWO 9'5" x 8'3" (2.88 x 2.52)

Double glazed window to the side. Radiator.

BATHROOM 6'7" x 5'5" (2.01 x 1.67)

Three piece suite. Panelled bath with shower attachment over. low level wc, wash hand basin. Fully tiled walls. Frosted double glazed window to the side.

REAR GARDEN

Enclosed rear garden mainly laid to lawn with patio area and wooden fence panel surround.

COUNCIL TAX BAND

Council tax band B. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

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 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.

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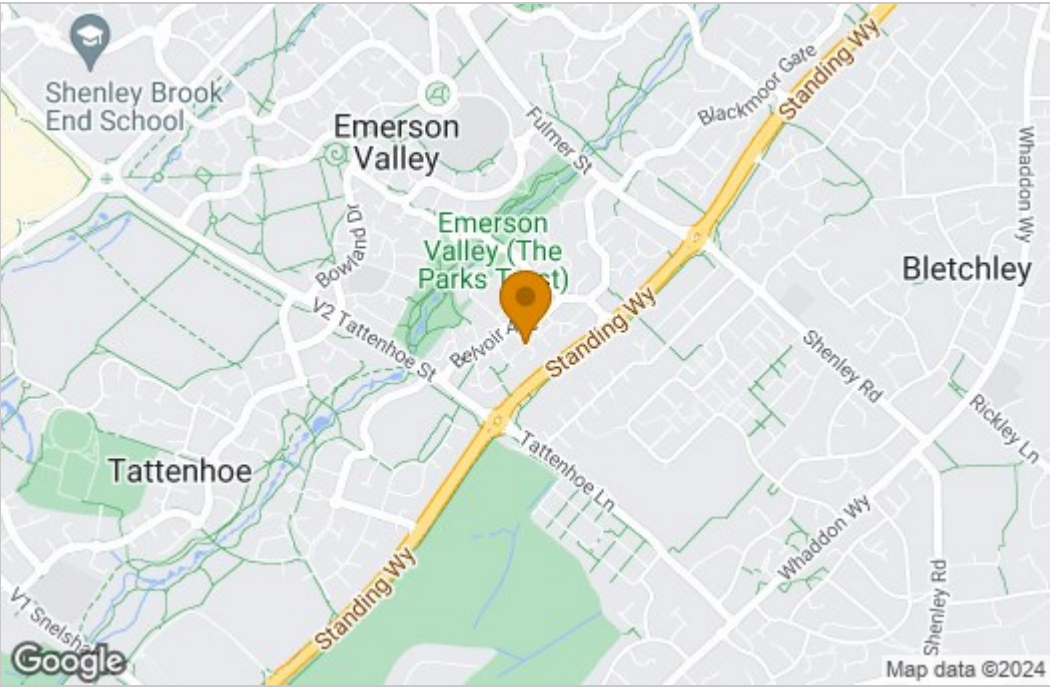
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Floor Plan

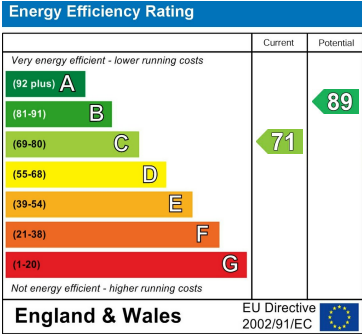


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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