



Cauldwell

PROPERTY SERVICES



57 Sakura Walk, Milton Keynes, MK15 9EJ

£425,000

CAULDWELL are pleased to offer for sale this spacious and versatile four/ five bedroom family home with three bathrooms, situated within the sought after Willen Park area. The property benefits from a conservatory, living room with a Juliet balcony, enclosed rear garden and a brick construction car port with an electric door. Accommodation briefly comprising; entrance hall, downstairs cloakroom, dual aspect kitchen/breakfast room with study area, lounge with French doors leading to a Juliet balcony, utility room, separate shower room, en-suite shower room and dressing area to the principal bedroom and a family bathroom. This beautiful home is offered for sale with no upward chain. Energy Rating tbc. Council tax band E.

The property is ideally located within a short walk to both Willen Lake & also the Grand Union Canal giving you access to local walks & cycle routes and local amenities. Central Milton Keynes shopping centre and train station is approximately 3 miles from Willen Park. The M1 Junction 14 is also easily accessible within a couple of miles.

ENTRANCE HALL

Front entrance door. Stairs to first floor. Understairs storage cupboard. Door to bedrooms four/dining room and bedroom five, shower room and utility room. Radiator.

SHOWER ROOM

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Radiator. Tiled flooring. Frosted double glazed window to side. Skimmed ceiling.

UTILITY ROOM

Fitted with wall and base units with worksurface incorporating sink with mixer. Concealed wall mounted boiler. Double glazed window and door to rear. Tiled flooring Skimmed ceiling

DINING ROOM / BEDROOM FOUR 9'2" x 10'4" (2.79m x 3.15m)

Skimmed ceiling. Radiator. Opening to conservatory.

CONSERVATORY 7'5" x 5'9" (2.28 x 1.76)

Brick and UPVC double glazed construction. Power and light.

BEDROOM FIVE 10'3" x 9'9" (3.14 x 2.99)

Double glazed window to front. Radiator. Skimmed ceiling.

FIRST FLOOR LANDING

Stairs to second floor. Double glazed window to rear. Radiator Door to living room and kitchen/diner.

LIVING ROOM 19'5" x 10'7" (5.92 x 3.25)

Dual aspect room with double glazed window to rear and double glazed French doors to front. Two radiators. Skimmed ceiling.

KITCHEN/BREAKFAST ROOM 10'4" x 19'5" (3.15 x 5.94)

Dual aspect with double glazed windows to front and rear. Understairs storage cupboard. Recess study area. Skimmed ceiling. Two radiators. Fitted with a range of wall and base units with worksurfaces incorporating one and half sink drainer and mixer tap. Built in oven, four ring gas hob and extractor hood. Built in dishwasher. Half tiled and half carpet flooring. Skimmed ceiling.

SECOND FLOOR LANDING

Doors to bedroom one, two three and bathroom

BEDROOM ONE 10'6" x 13'5" (3.21 x 4.11)

Double glazed window to front. Radiator. Skimmed ceiling. Door to dressing room and ensuite.

DRESSING ROOM 5'8" x 4'10" (1.75 x 1.49)

Frosted double glazed window to rear. Radiator.

ENSUITE

Three piece suite comprising tiled shower cubicle,

low level wc and wash hand basin. Part tiled walls and tiled flooring. Skimmed ceiling. Extractor. Frosted double glazed window to rear. Shaver point

BEDROOM TWO 9'9" x 12'1" (2.99 x 3.70)

Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM THREE 7'0" x 10'8" (2.15 x 3.26)

Double glazed window to front. Radiator. Skimmed ceiling.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Shaver point. Skimmed ceiling. Extractor. Frosted double glazed window to rear. Tiled flooring. Radiator.

REAR GARDEN

Enclosed rear garden, laid mainly to lawn with patio and hardstanding area. Wooden fence surround.

CAR PORT

Brick construction. Electric garage door. Hardstanding driveway.

COUNCIL TAX BAND

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

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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Floor Plan



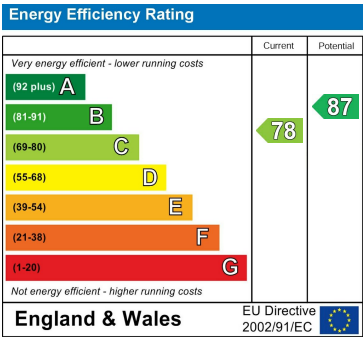
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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