



Cauldwell

PROPERTY SERVICES

Study



45 Cranwell Crescent, Milton Keynes, MK17 9GS

£525,000

Situated on the popular new Eaton Leys development, just outside Bletchley and offering easy access to the A5 and also Bletchley mainline train station, this detached family home is presented in turn key condition and ready to move in. Offering four double bedrooms, an en-suite and family bathroom, living room, study and an impressive 8 metre open plan kitchen dining and family room that spans the whole rear of the house and then leads into a handy utility room.

Outside the rear garden is a great size for a new build property and is walled on all sides, there is also a generous corner plot style driveway that leads to an oversized single garage.

Energy rating: B
Council tax band: E

ENTRANCE HALL

Double glazed door to front. Radiator. Storage cupboard. Stairs to first floor landing.

STUDY 7'4" x 6'11" (2.25 x 2.11)

Double glazed window to front. Telephone point. Radiator.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin with mixer tap. Radiator. Extractor fan.

LIVING ROOM 16'6" x 11'0" (5.03 x 3.36)

Double glazed window to front. Two radiators. Television point. Telephone point.

KITCHEN/DINING/FAMILY ROOM 10'3" x 26'6" (3.13 x 8.08)



Two double glazed windows to rear. Double glazed French doors to rear. Horseshoe shaped range of fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven, four ring hob and extractor over. Integral fridge freezer and dishwasher. Breakfast bar seating area. Two radiators. Television point. Under unit lighting LED spot lights. Understairs storage cupboard. Opening to utility room.

UTILITY ROOM 5'4" x 5'1" (1.65 x 1.55)

Double glazed door to side. Fitted wall units and worksurfaces. Plumbing for washing machine. Radiator. Wall mounted combination boiler. Extractor fan. Radiator.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space. Radiator. Double storage cupboard.

BEDROOM ONE 12'7" x 11'6" (3.85 x 3.53)



Two double glazed windows to front. Double glazed window to side. Radiator. Built in wardrobes with mirror doors. Television point. Door to ensuite.

ENSUITE



Three piece suite comprising double walk in shower cubicle with shower, low level wc and wash hand basin. Radiator. Extractor fan. Shaver point

BEDROOM TWO 12'4" x 7'2" (3.76 x 2.19)



Double glazed window to front. Radiator. Built in wardrobes with mirror doors. Overstairs storage cupboard.

BEDROOM THREE 10'11" x 9'2" max (3.33 x 2.80 max)



Double glazed window to rear. Radiator.

BEDROOM FOUR 10'2" x 9'8" (3.12 x 2.96)



Double glazed window to rear Radiator.

BATHROOM



Double glazed obscure window to rear. Three piece suite comprising bath with mixer tap and mains shower with screen, close coupled wc and wash hand basin. Radiator . Extractor fan.

OUTSIDE FRONT

Small garden area with flower beds.

REAR GARDEN



Mainly laid to lawn with walled surround with shaped flower beds and rear width patio area. Gated access to side to driveway.

GARAGE

Up and over door to front. Power and light. Block paved driveway parking for two vehicles to front.

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

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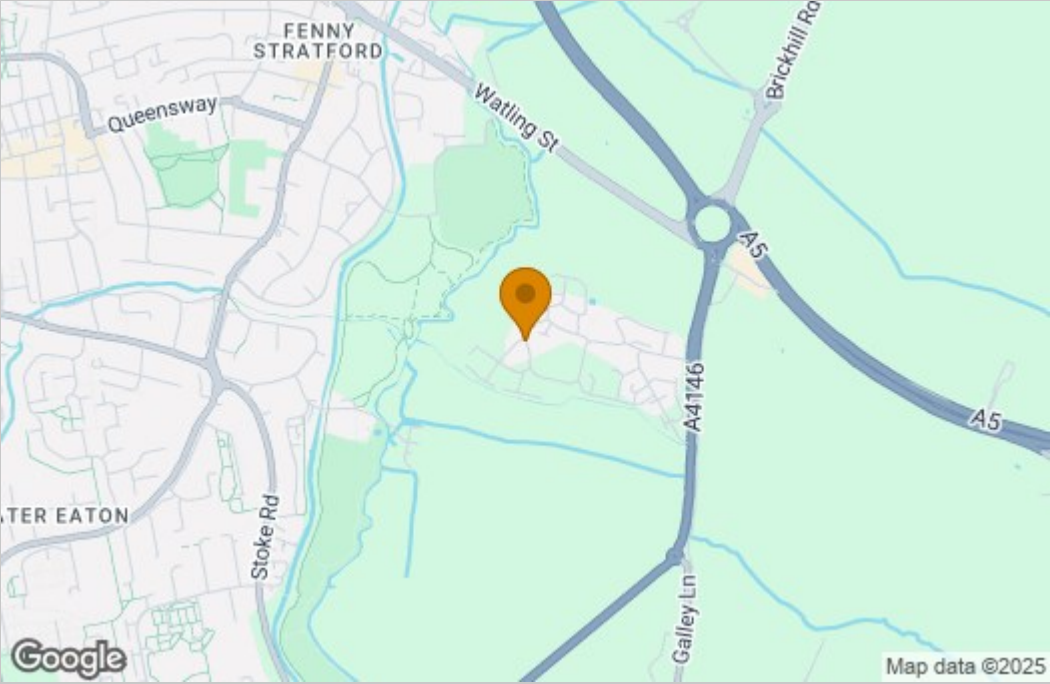
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Floor Plan

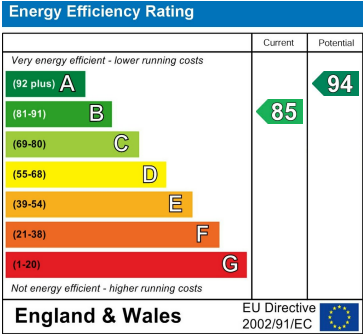


TOTAL FLOOR AREA : 1302sq.ft. (121.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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