



# Cauldwell

PROPERTY SERVICES



## 12 Gotland Avenue

Whitehouse, Milton Keynes, MK8 1ED

Offers Over £430,000



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## ENTRANCE

Entrance through double glazed front door into entrance hall. Radiator. Stairs to first floor. Additional coat and shoe storage cupboard.

## CLOAKROOM

Frosted double glazed window to the front. Low level wc with recessed cistern. Hand wash basin with mixer tap. Heated towel rail. LED lighting.

## KITCHEN/DINER

17'1" x 7'0" (5.23 x 2.15)

Double glazed window to the front. Kitchen fitted with a range of wall and base units with work surfaces. Stainless steel sink and drainer with mixer tap and drinking water tap. Under cupboard lighting. Electric oven, five ring gas hob with extractor over. Integrated fridge freezer. Integrated washer/dryer. Integrated dish washer. Wall mounted central heating boiler. Fitted water softener. Radiator. TV point. LED lighting

## LIVING ROOM

15'4" x 10'6" (4.69 x 3.22)

Double glazed windows and doors to the rear. TV point, Radiator.

## FIRST FLOOR LANDING

Stairs from first floor. Stairs to second floor. Radiator.

## BEDROOM ONE

10'7" x 10'4" (3.25 x 3.15)

Double glazed window to the rear. Built in wardrobes. Radiator. Door to ensuite.

## ENSUITE

Frosted double glazed window to the rear. Double shower cubical with mains shower. Low level wc with recessed cistern. Wash hand basin with mixer tap and built in vanity unit. Heated towel rail. Extractor fan, shaver point and LED lighting.

## BEDROOM THREE

10'5" x 7'9" (3.19 x 2.37)

Double glazed window to the front. Radiator.

## BEDROOM FOUR

10'5" x 6'11" (3.19 x 2.11)

Double glazed window to the front. Radiator

## FAMILY BATHROOM

Frosted double glazed window to the side. Bath with mixer tap and hand shower attachment, additional mains shower with fitted glass shower screen. Low level wc with recessed cistern. Hand wash basin with mixer tap and vanity unit. Electric shaver point, heated towel rail, extractor fan and LED lighting.

## SECOND FLOOR LANDING

Airing cupboard.

## BEDROOM TWO

10'11" x 10'0" (3.34 x 3.06)

Double glazed window to the front. Built in storage cupboard.

## BEDROOM FIVE

8'0" x 7'3" (2.45 x 2.23)

Double glazed window to the rear. Radiator.

## SHOWER ROOM

Frosted double glazed window to the rear. Double



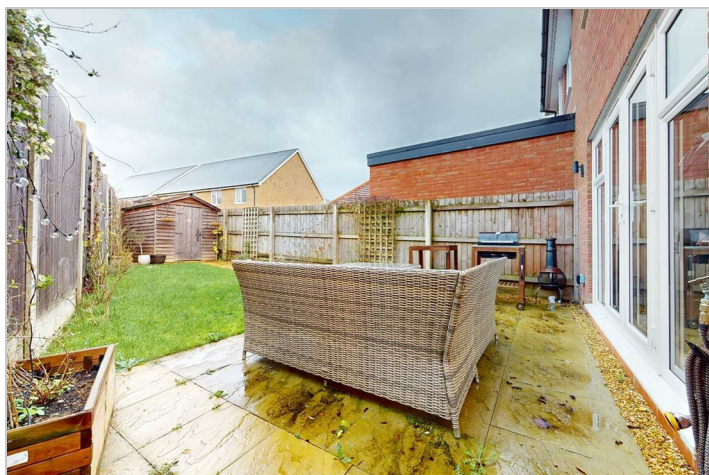
shower cubical with mains shower. Low level wc with mains shower. Low level wc with recessed cistern, wash hand basin with mixer tap. Electric shaver point. Heated towel rail, extractor fan and LED lighting.

### **FRONT**

Mature flower beds. Driveway to the side for two vehicles.

### **REAR GARDEN**

Laid to lawn. Rear width patio area with pathway leading to secondary patio area housing timber shed. Flower beds and borders. Outside tap. Gated access to front.



Road Map



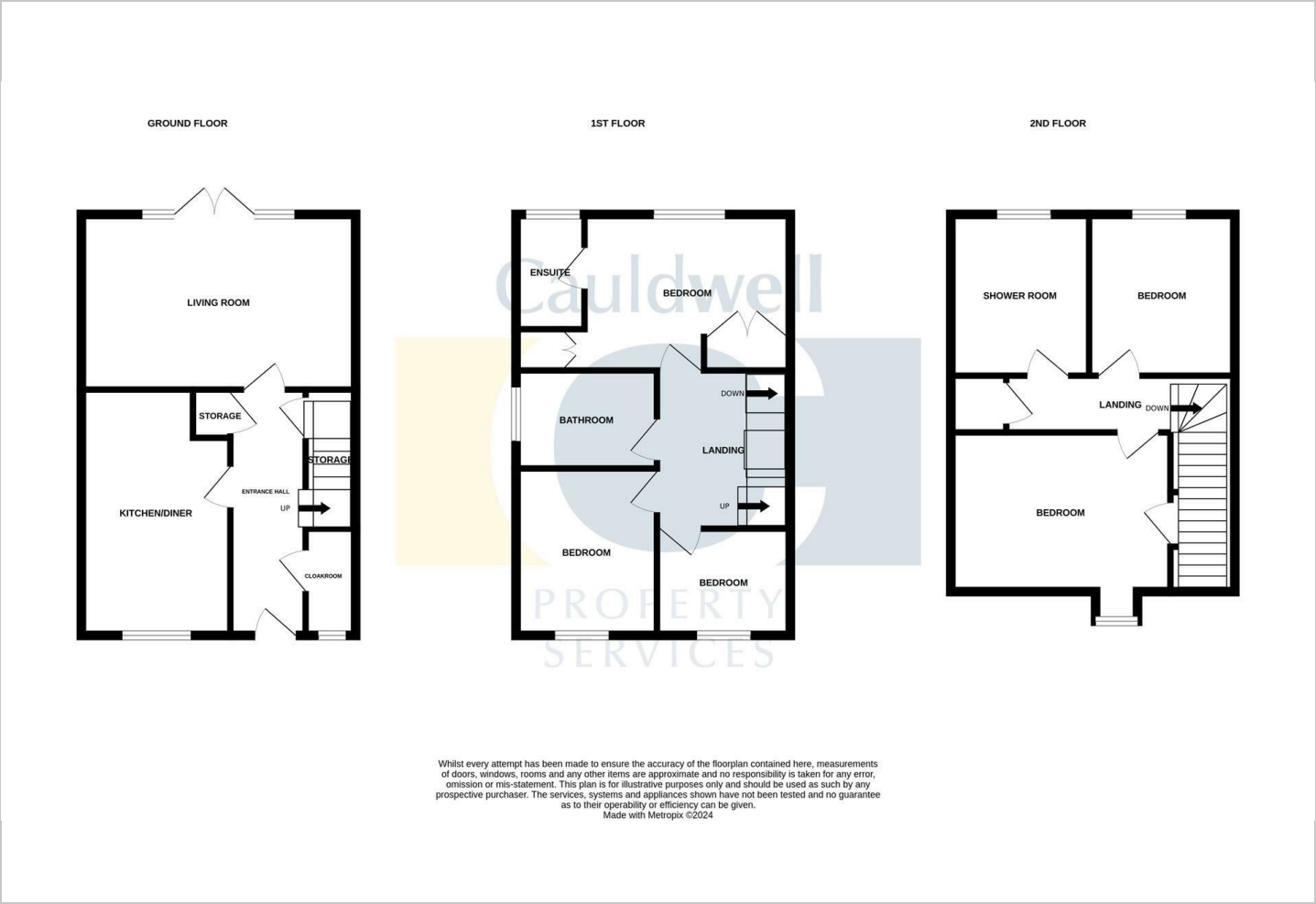
Hybrid Map



Terrain Map



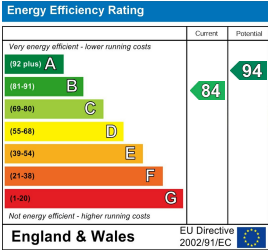
Floor Plan



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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