



# Cauldwell

PROPERTY SERVICES



## 3 Gratton Court

Emerson Valley, Milton Keynes, MK4 2HD

£475,000





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## ENTRANCE HALL

Composite double glazed door to front. Radiator. Stairs to first floor landing. Tiled flooring.

## CLOAKROOM

Double glazed obscure window to side. Two piece re-fitted suite comprising close coupled wc and wash hand basin. Heated towel rail. Tiled walls and flooring.

## LIVING ROOM

14'3" x 10'1" into bay (4.35 x 3.09 into bay)

Double glazed bay window to front. Double glazed window to side with blinds. Vertical radiator. Internet and television point. Composite wooden flooring. Arch to dining room.

## DINING ROOM

9'2" x 10'2" (2.81 x 3.10)

Double glazed French doors to rear. Vertical radiator. Composite wooden flooring. Door to kitchen.

## KITCHEN

16'0" x 9'0" (4.90 x 2.76)

Double glazed windows to side and rear with blinds. Re-fitted with a range of wall and base units with composite worksurfaces incorporating one and half bowl sink drainer unit. Electric oven, grill and induction hob with extractor hood over. Space for fridge freezer. Plumbing for dishwasher and washing machine. Space for tumble dryer. Space saving storage cupboards. Vertical radiator. Wall mounted central heating boiler Under cupboard lighting. Tiled flooring.

## FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded

loft space with light and ladder. Composite wooden flooring. Airing cupboard housing hot water tank.

## BEDROOM ONE

10'3" x 10'4" (3.13 x 3.16)

Double glazed window to front with fitted blinds. Radiator. Two built in double wardrobes. Television point. Composite wooden flooring. Door to ensuite.

## ENSUITE

8'11" x 4'11" (2.73 x 1.52)

Double glazed obscure window to front. Re-fitted suite comprising walk in shower with glass screen and floor drainage, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan. LED lighting. Tiled walls and flooring.

## BEDROOM TWO

10'4" x 9'5" (3.17 x 2.89)

Double glazed window to rear with fitted blinds. Radiator. Fitted wardrobes. Composite wooden flooring.

## BEDROOM THREE

9'1" x 6'6" (2.79 x 2.00)

Double glazed window to rear with blind. Radiator. Composite wooden flooring.

## BATHROOM

Double glazed obscure window to side. Three piece suite comprising 'P' shaped bath with mixer tap, shower and screen, wash hand basin in vanity surround and close coupled wc. Heated towel rail. LED lights. Extractor fan. Tiled walls. and flooring.

## FRONT GARDEN

Shaped lawn with sandstone patio borders and path and steps to front door.

Tel: 01908 304480

## SIDE GARDEN

A generous area laid to shingle. Gated access to rear garden.

## GARAGE AND DRIVEWAY

18'6" x 8'0" (5.66 x 2.46)

Two car parking to front of garage. Up and over door to garage. Power and light. Door to garden.

## REAR GARDEN

Laid to lawn with rear width sandstone patio with path to side leading to additional patio area. Brick built barbecue oven. Outside tap and power. Gated access to front. Walled to side and rear.

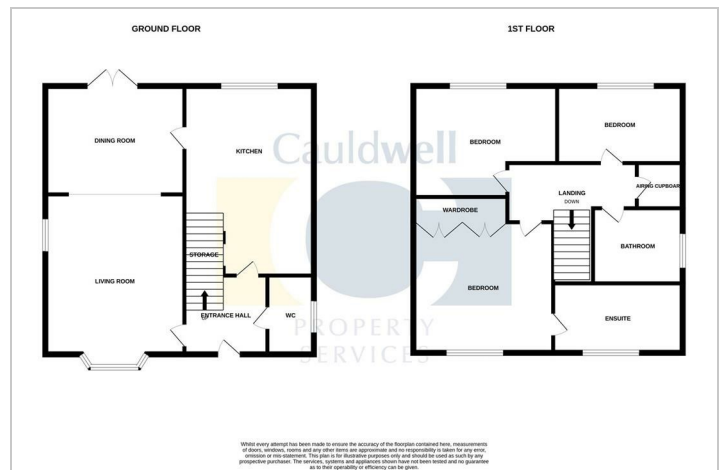
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Road Map



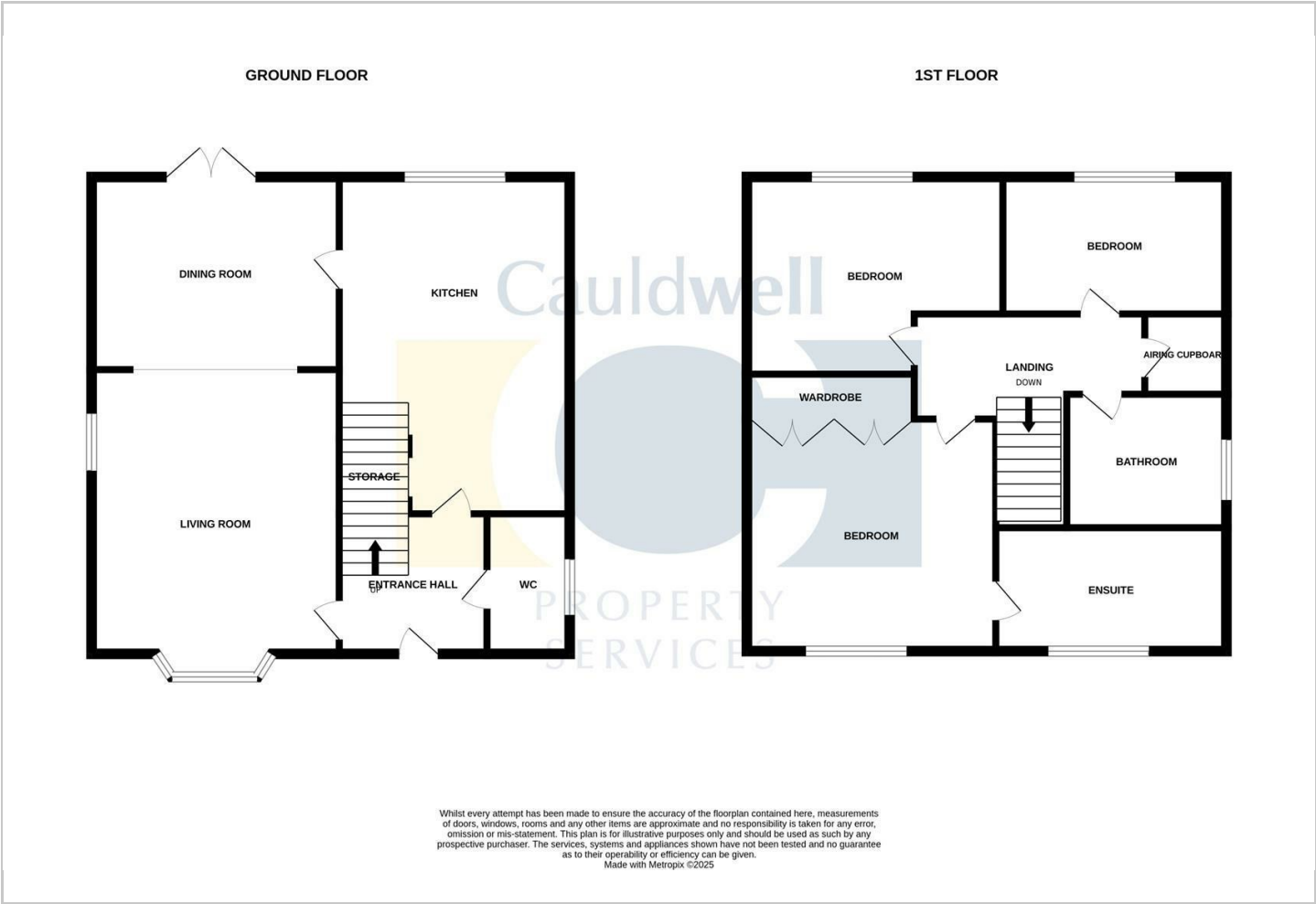
Hybrid Map



Terrain Map



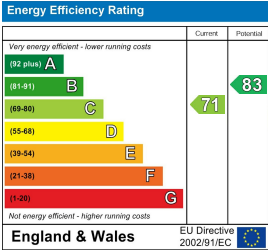
Floor Plan



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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