



Cauldwell

PROPERTY SERVICES



13 Kirtlington, Milton Keynes, MK15 9AZ

£390,000

Stunning Refurbished Three Bedroom Detached Home – Downhead Park, Milton Keynes

Cauldwell Property Services are delighted to offer for sale this beautifully presented three bedroom detached home, ideally located in the highly desirable Downhead Park area of Milton Keynes. This outstanding property has been refurbished to an extremely high standard throughout, offering stylish and versatile accommodation.

The ground floor features a contemporary refitted kitchen/dining room, a spacious living room, and a downstairs cloakroom – all designed with modern family living in mind.

Upstairs, the property offers three well-proportioned bedrooms and a beautifully refitted family bathroom, finished with quality fixtures and fittings.

Externally, you are welcomed by a neatly maintained front garden and a driveway providing off-road parking. To the rear, a stunning rear garden provides a tranquil outdoor retreat, perfect for entertaining or relaxing.

The garage has been converted into a fully functional studio/salon, complete with plumbing, offering excellent potential for use as an annex, home business, or creative workspace — a fantastic addition with flexible

ENTRANCE HALL

Front entrance door. Stairs to first floor. Radiator. Coving to skimmed ceiling. Door to kitchen, living room and cloakroom.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Tiled flooring. Part tiled walls. Wall mounted heater. Frosted double glazed window to side.

KITCHEN/DINING ROOM

Dual aspect room with double glazed window to front and rear. Radiator. Fitted with a range of soft close wall and base units with wooden worksurfaces incorporating sink drainer and mixer tap. Space for Range cooker. Built in dishwasher. Plumbing for washing machine. Space for American style fridge freezer. Understairs recess with cupboard. Coving to skimmed ceiling with inset lighting.

LIVING ROOM 15'2" x 11'8" (4.64 x 3.56)

Double glazed French doors to rear. Double glazed window to front. Feature fireplace and surround. Double panelled radiator. Coving to skimmed ceiling.

BEDROOM ONE 11'7" x 8'7" (3.54 x 2.63)

Double glazed window to front. Radiator. Built in cupboard. Skimmed ceiling. Access to loft.

BEDROOM TWO 8'7" x 8'6" (2.64 x 2.6)

Double glazed window to front. Radiator. Built in cupboard. Airing cupboard. Skimmed ceiling.

BEDROOM THREE 8'9" x 6'4" (2.68 x 1.95)

Double glazed window to rear. Radiator. Skimmed ceiling.

BATHROOM

Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin in vanity surround. Heated towel rail. Tiled walls. Skimmed ceiling. Frosted double glazed window to rear.

REAR GARDEN

An enclosed and secluded rear garden, laid mainly to artificial lawn with decking area. Wooden fence surround. Service door to converted garage. Stone area. Outside shed. Glazed lean-to. Outside tap.

GARAGE CONVERSION 16'0" x 9'3" (4.89 x 2.82)

Garage converted to salon/studio. Window to rear. Skimmed ceiling. Base units and worksurface with sink drainer and mixer tap. Power and lighting.

FRONT GARDEN

Laid to coloured slate with hardstanding driveway. Gated side access.

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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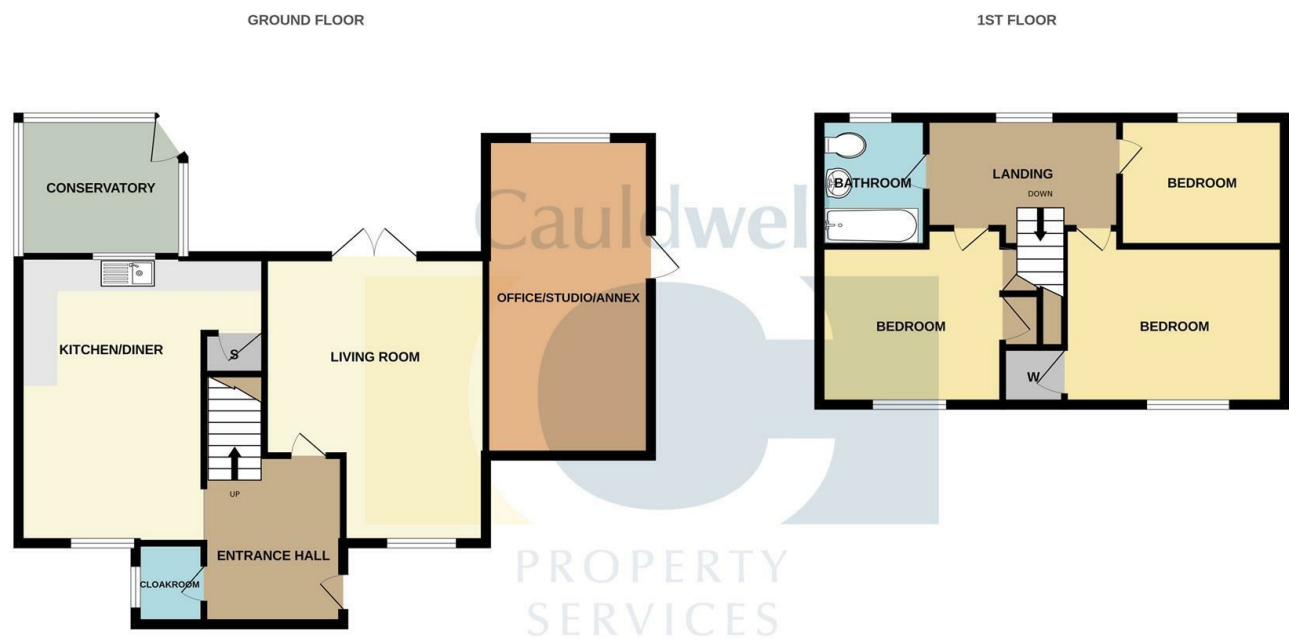
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5. Anti Money Laundering Verification checks

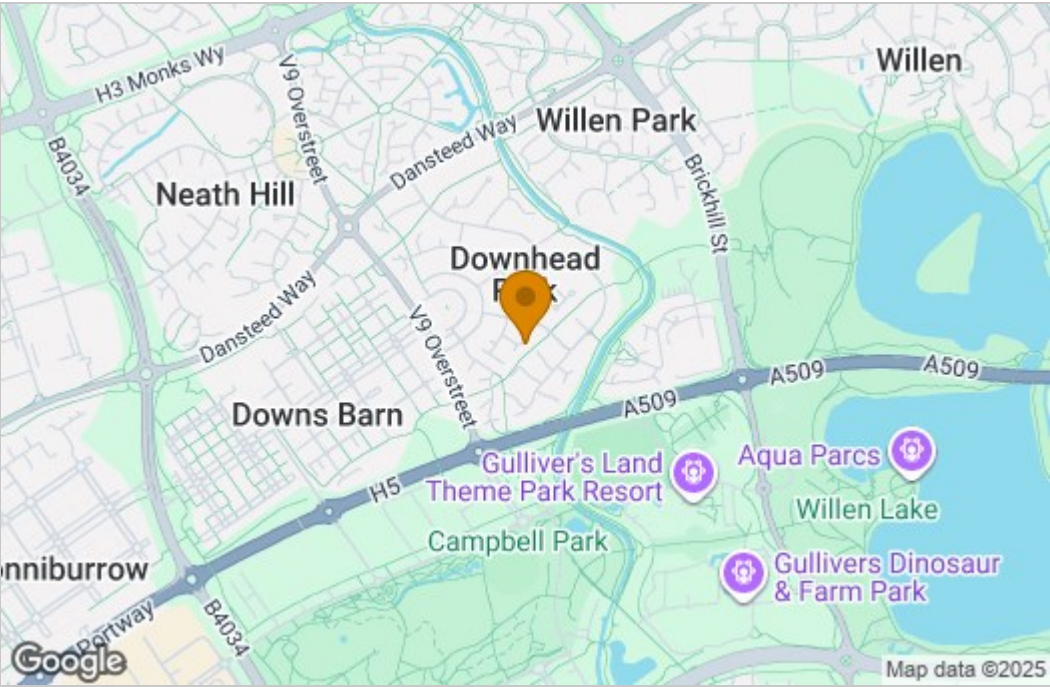
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan

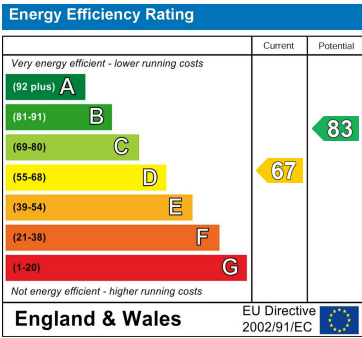


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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