



Cauldwell

PROPERTY SERVICES



14 Carmania Circle

Brooklands, Milton Keynes, MK10 7HU

£445,000



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ENTRANCE HALL

Composite double glazed door to front. Storage cupboard housing central heating boiler and internet connection points. Radiator. Stairs to first floor landing.

CLOAKROOM

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

STUDY/BEDROOM FOUR

8'10" x 6'0" (2.7 x 1.85)

Double glazed window to front. Radiator.

OPEN PLAN KITCHEN/DINING AND LIVING SPACE

23'3" x 12'10" into bay (7.11 x 3.93 into bay)

Double glazed bay window to rear and side. Double glazed French doors to rear. Two radiators. Television point. LED lighting. Understairs storage cupboard.

KITCHEN AREA

Fitted with a range of wall and base units with worksurfaces. One and half bowl stainless steel sink drainer and mixer tap. Electric oven and hob with extractor hood over. Integral fridge freezer, dishwasher and washing machine. Under cupboard lighting. LED lighting,

FIRST FLOOR LANDING

Stairs from entrance hall. Radiator.

LIVING ROOM

12'10" x 11'9" (3.92 x 3.59)

Double glazed French doors with Juliette balcony and inset blinds to front. Double glazed windows with inset blinds to front. Radiator. Television point.

BEDROOM ONE

10'0" x 12'9" max (3.06 x 3.91 max)

Two double glazed windows to rear. Radiator. Fitted wardrobes with mirrored sliding doors. Door to ensuite.

ENSUITE

Double glazed obscure window to side. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Shaver point. Radiator.

SECOND FLOOR LANDING

Stairs from first floor. Radiator. Access to loft space.

BEDROOM TWO

12'10" x 11'1" (3.93 x 3.38)

Two double glazed windows to front. Radiator. Fitted wardrobes and bedroom furniture.

BEDROOM THREE

11'4" x 12'9" max (3.47 x 3.91 max)

Two double glazed windows to rear. Fitted wardrobes with mirrored sliding doors. Airing cupboard. Radiator.

BATHROOM

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

FRONT GARDEN

Lawned garden with mature shrubs.

REAR GARDEN

Mainly laid to lawn with patio and decking area. Double timber storage shed and gated access to front. Driveway parking for two vehicles to side.

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.

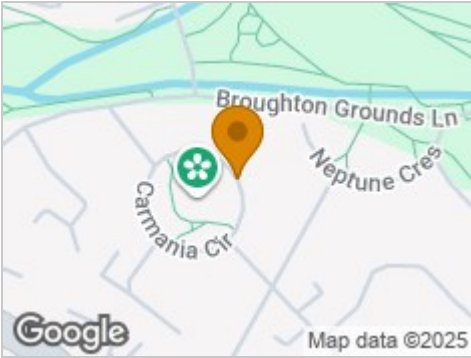
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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Road Map



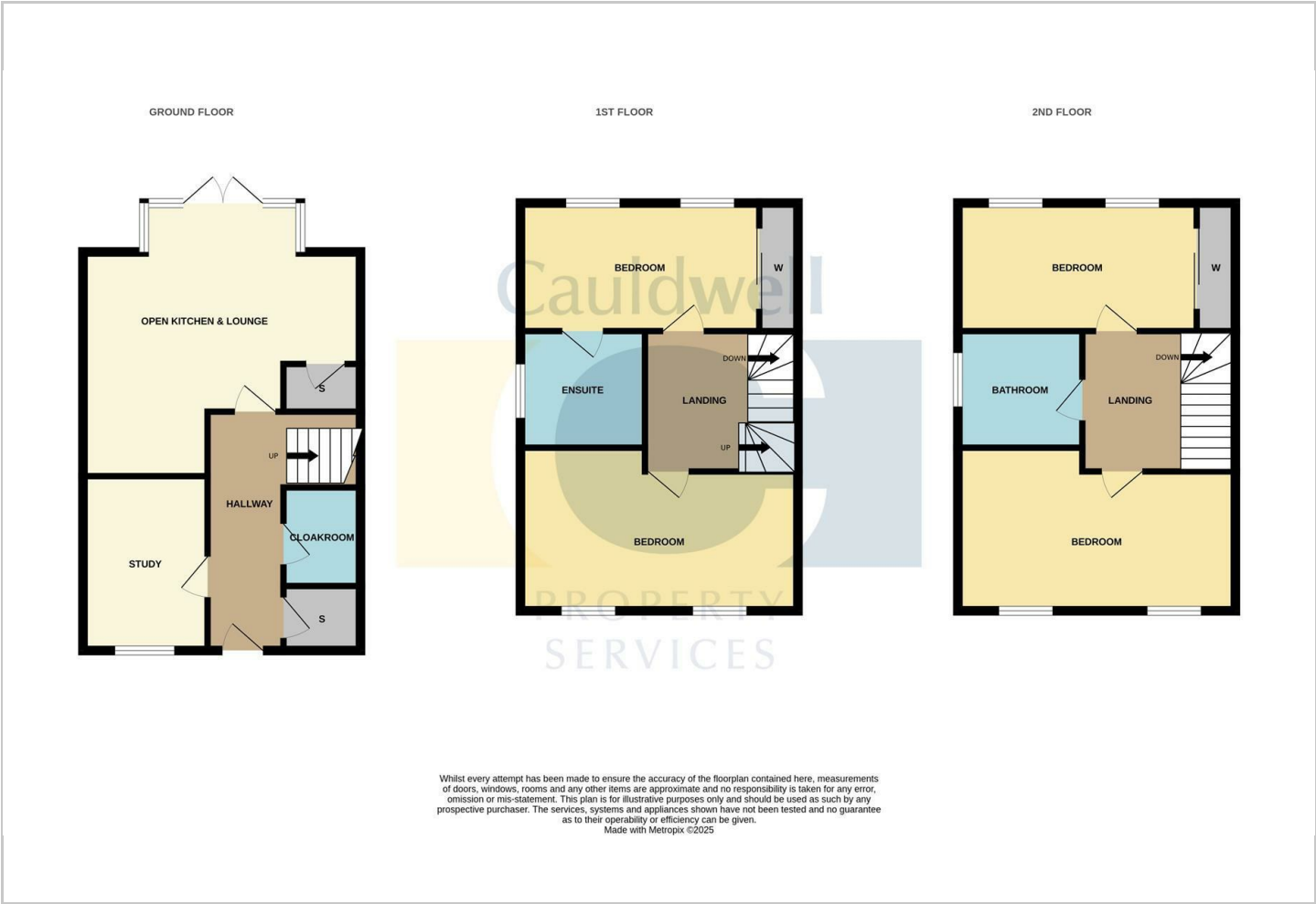
Hybrid Map



Terrain Map



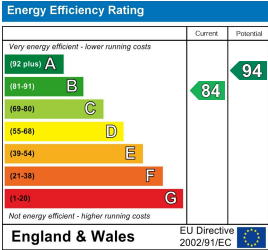
Floor Plan



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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