

## 16 Priors Park, Milton Keynes, MK4 2BT

**£625,000**

CAULDWELL are delighted to offer for sale this charming four bedroom detached residence, nestled on a substantial wraparound corner plot within the highly sought-after location of Emerson Valley – offering the feel and character of a country home, yet with all the conveniences of modern living.

Boasting a welcoming and spacious entrance hall, this delightful property features a well-appointed kitchen/breakfast room opening into a light-filled sunroom, ideal for enjoying views of the beautiful garden throughout the seasons. The heart of the home is the triple-aspect living room, complete with an open fireplace, leading into a stunning 25m<sup>2</sup> conservatory, perfectly positioned to overlook the private and mature rear garden.

The ground floor accommodation is further enhanced by a separate formal dining room, utility room, and a fitted cloakroom, offering versatile family living.

To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, and a family bathroom serving the remaining bedrooms.

Externally, the generous wraparound rear garden enjoys a high degree of privacy, with mature trees, shrubs, and flower borders, backing onto picturesque parkland – a tranquil and idyllic setting rarely found. To the front, the property offers a substantial gravel driveway, a double garage, and an expansive lawned garden, providing excellent curb appeal and ample parking.

## **ENTRANCE HALL**

Entrance door. Stairs to first floor. Double panelled radiator. Door to living room, kitchen/breakfast room, dining room and cloakroom. Understairs cupboard. Tiled flooring.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin with cupboard surround. Frosted window to front. Tiled flooring.

## **DINING ROOM 9'5" x 12'7" (2.89 x 3.86)**

Window to front. Radiator.

## **SUN ROOM 13'7" x 6'8" (4.15 x 2.04)**

Window to rear and French doors to rear. Open to kitchen. Radiator. Tiled flooring.

## **KITCHEN 12'10" x 8'9" (3.93 x 2.69)**

Window to rear. Fitted with a range of wall and base units with Granite worksurface. Window to rear. Space for Range cooker and extractor. Door to utility room. Built in under unit fridge and freezer. Under unit lighting.

## **UTILITY ROOM**

Fitted with a range of wall and base units with wooden worksurfaces incorporating a Butler sink. Door and window to rear. Double panelled radiator. Tiled flooring.

## **LIVING ROOM 18'10" x 11'8" (5.75 x 3.56)**

Triple aspect room with windows to front and French doors to rear, internal doors to conservatory. Feature brick open fireplace and surround. Window to side. Two radiators.

## **CONSERVATORY 18'8" x 16'10" (5.70 x 5.15)**

Brick and double glazed construction. Double glazed French doors to garden. Log burner. Deluxe glazed ceiling. Power and lighting. Air conditioning unit.

## **FIRST FLOOR LANDING**

Doors to upstairs rooms. Access to loft. Radiator.

## **BEDROOM ONE 13'5" x 9'8" (4.11 x 2.97)**

Window to side and rear. Built in wardrobes. Radiator. Door to ensuite.

## **ENSUITE**

Three piece jacuzzi bath. wash hand basin and low level wc. Frosted window to front. Tiled flooring. Inset lighting.

## **BEDROOM TWO 8'6" x 9'6" (2.60 x 2.90)**

Window to front. Radiator. Built in cupboards.

## **BEDROOM THREE 14'6" x 8'10" (4.44 x 2.71)**

Window to rear. Built in cupboards.

## **BEDROOM FOUR 11'8" x 8'11" (3.57 x 2.73)**

Window to rear. Radiator

## **SHOWER ROOM**

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Frosted window to rear. Skimmed ceiling with inset lighting Heated tower rail.

## **REAR GARDEN**

A substantial and secluded rear garden with lawn and patio area. Gated side access. Brick and wooden fence surround. Numerous outbuildings. Mature tree. flower and shrub borders. Outside power and light and tap.

## **FRONT GARDEN**

A substantial gravelled driveway for a number of vehicles. Lawned area. Path to front door.

## **DOUBLE GARAGE**

Double up and over doors power and light.

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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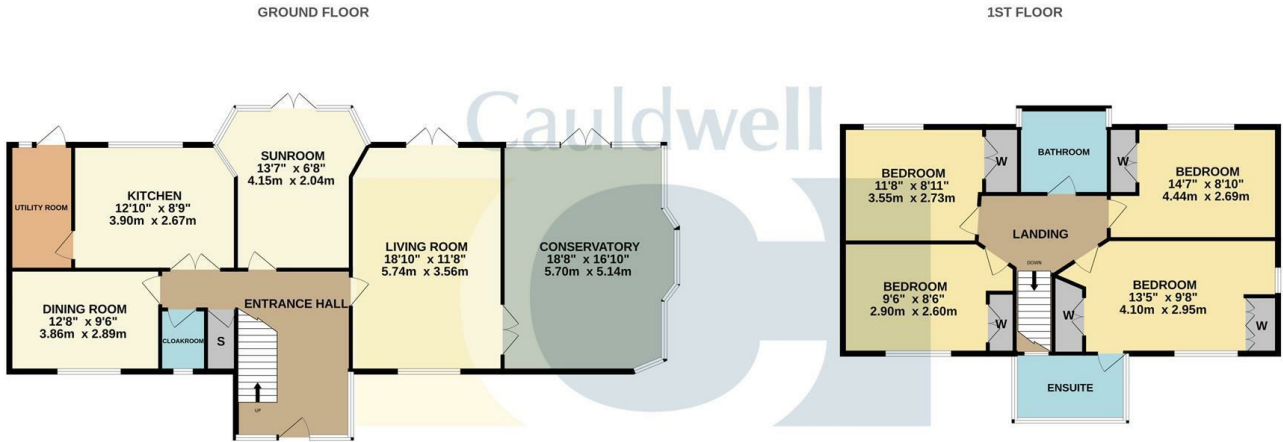
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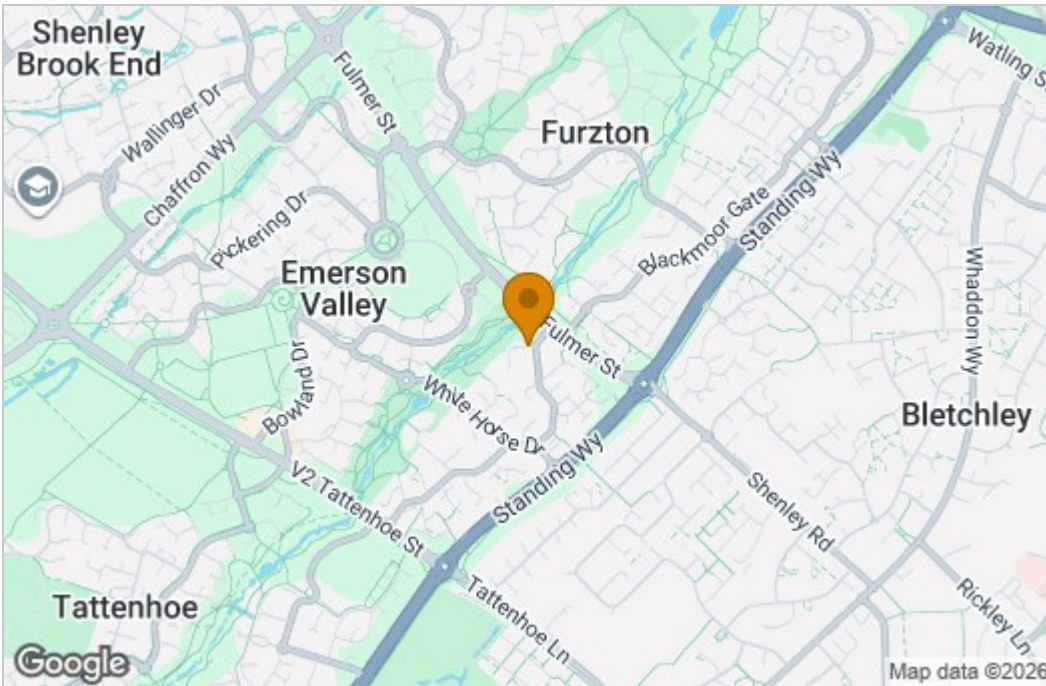
# Floor Plan



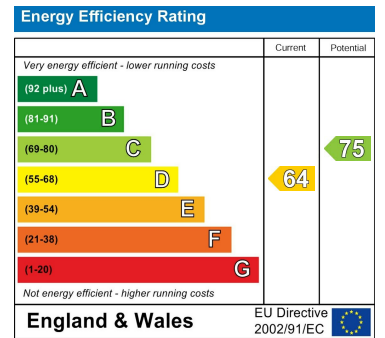
TOTAL FLOOR AREA : 1389sq.ft. (129.0 sq.m.) approx.

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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