



# Cauldwell

PROPERTY SERVICES



## 10 Kipling Road, Milton Keynes, MK3 5AT

### Offers Over £310,000

Located on the highly sought-after Poets Estate in Bletchley, this beautifully presented home is offered in immaculate condition throughout. The property features a stylishly fitted kitchen/diner, a modern family bathroom, and a delightful rear garden. The open-plan living accommodation creates a light and spacious feel, perfect for both family life and entertaining. Ideally positioned within close proximity to a range of well-regarded primary and secondary schools, the home also benefits from excellent transport links, with Bletchley train station offering direct services to London Euston just a short distance away.

Council tax band C.  
Energy rating D.

## **ENTRANCE PORCH**

UPVC double glazed front door, UPVC double glazed door to rear garden, double glazed windows to front and side aspects, door to

## **LIVING ROOM 14'7" x 13'3" (4.47 x 4.06)**

Double glazed window to front and side aspect, measurements include stairs leading to first floor, radiator, open to:

## **KITCHEN DINING ROOM 14'7" x 9'7" (4.47 x 2.94)**

Double glazed window to rear aspect, fitted with a range of soft close wall and base storage cupboards, rolled top work surface incorporating a stainless steel one and a half bowl and drainer with mixer tap over, integrated oven with four ring gas hob and extractor. part tiled walls, breakfast bar, radiator, understairs storage cupboard, spaces for a fridge freezer, dishwasher or washing machine, double glazed door to:

## **GARDEN ROOM 6'3" x 12'8" (1.93 x 3.87)**

Double glazed windows to side and rear aspects, double glazed door to side access to garden.

## **FIRST FLOOR LANDING**

Double glazed window to side aspect, access to part boarded loft void, doors to all rooms:

## **BEDROOM ONE 14'6" x 8'6" (4.43 x 2.61)**

Double glazed window to front aspect, radiator.

## **BEDROOM TWO 8'5" x 9'4" (2.58 x 2.85)**

Double glazed window to rear aspect, radiator.

## **BEDROOM THREE 10'2" x 5'11" (3.10 x 1.82)**

Double glazed window to front aspect, radiator. Measurements include box bulkhead.

## **FAMILY BATHROOM**

Frosted double glazed window to rear aspect, a three piece suite comprising of a panelled bath with shower over, low level w.c., wash hand basin with mixer tap and cupboard vanity unit, tiled walls, heated towel rail.

## **FRONT GARDEN**

Low maintenance, flower and bush borders, paved with steps and handrail to front door.

## **REAR GARDEN**

Low maintenance, patio and decking areas, gated rear access, enclosed by wooden fence panelling.

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

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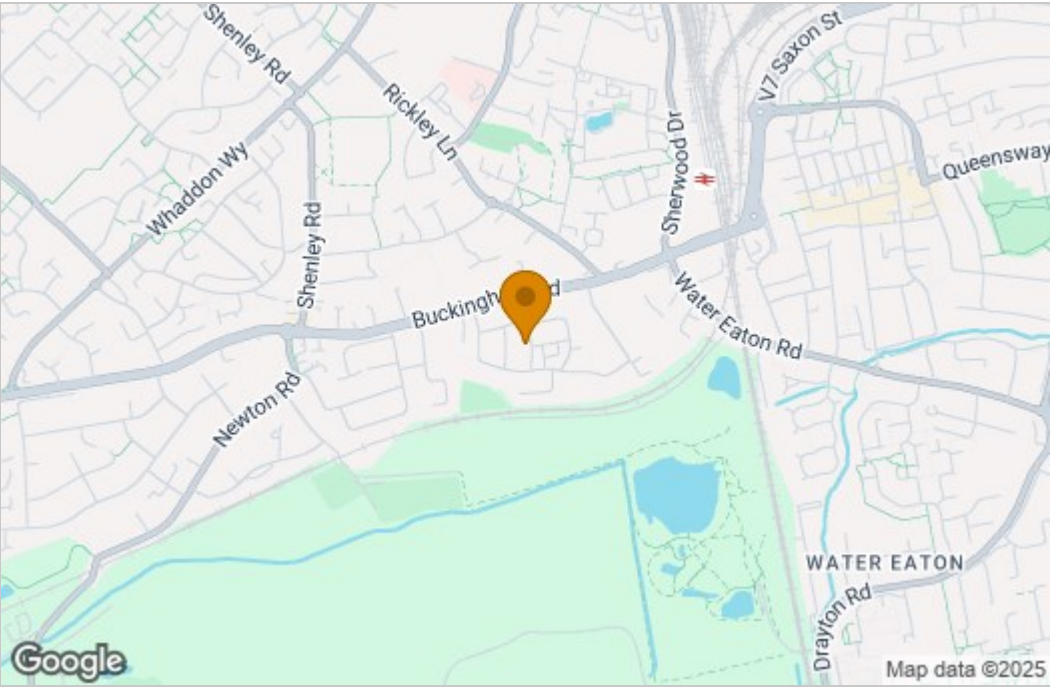


Floor Plan

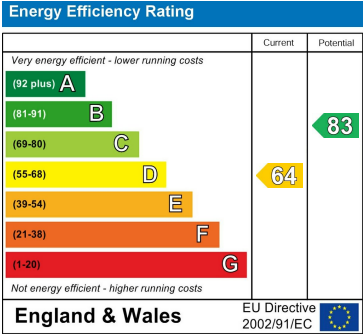


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Area Map



Energy Efficiency Graph



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