



# Cauldwell

PROPERTY SERVICES



## 25 Keel Way, Milton Keynes, MK4 4TZ

**£425,000**

CAULDWELL are pleased to offer for sale this stunning, high-specification three-bedroom home, built with natural stone is beautifully positioned overlooking open countryside and the North Bucks Way, within the highly sought-after Oxley Park area.

The accommodation is well planned and immaculately presented throughout, comprising an inviting entrance hall, downstairs cloakroom, and a quality dual-aspect living room providing an abundance of natural light. To the rear, the impressive kitchen/breakfast room flows seamlessly into the dining area, where you can enjoy far-reaching, uninterrupted views across open countryside and the North Bucks Way, creating a wonderful space for everyday living and entertaining.

The first floor offers a principal bedroom with en-suite shower room, two further well-proportioned bedrooms, and a stylish family bathroom.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor dining while enjoying the open aspect, along with a front garden, garage and driveway parking.

Energy Rating: C

## **ENTRANCE**

Entrance through front door into entrance hall. Two frosted double glazed windows to the front. Door to kitchen breakfast room, door to dining room, door to living room and door to cloakroom. Skimmed ceiling. Radiator.

## **CLOAKROOM**

Two piece suite. Low level wc, Wash hand basin with splash back tile. Radiator. Skimmed ceiling. Frosted double glazed window to the front.

## **KITCHEN BREAKFAST ROOM 9'4" x 13'3" (2.85 x 4.06)**

Measured to widest point.

Kitchen fitted with a range of wall and base units. worksurfaces incorporating a one and a half stainless steel sink and drainer with mixer tap. Built in oven, four ring gas hob with stainless steel extractor over. Plumbing for washing machine, space for fridge freezer. Built in dishwasher. Double glazed window to the rear. Double glazed door to the rear. Splash back tiles, tiled floor and under unit lighting. Radiator. Understairs storage cupboard.

## **DINING ROOM 12'7" x 9'6" (3.86 x 2.90)**

Measured into a double glazed bay window to the front with countryside views. Skimmed ceiling. Radiator.

## **LIVING ROOM 10'11" x 20'5" (3.35 x 6.24)**

Dual aspect. Double glazed window to the front with countryside views. Double glazed French doors to the rear. Two radiators. Skimmed ceiling

## **FIRST FLOOR LANDING**

Double glazed window to the rear. Doors leading to all upstairs rooms. Loft access. Radiator.

## **BEDROOM ONE 10'9" x 15'1" (3.28 x 4.62)**

Measurements up to a four door fitted wardrobe. Double glazed window to the front with countryside views. Radiator. Door to ensuite.

## **ENSUITE**

Three piece ensuite. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap and splash back tile. Radiator. Frosted double glazed window to the front. Skimmed ceiling. Extractor fan.

## **BEDROOM TWO 9'3" x 11'5" (2.84 x 3.48)**

Measurements up to a four door fitted wardrobe. Double glazed window to the front with Countryside views. Radiator. Double door airing cupboard which houses water tank.

## **BEDROOM THREE 7'8" x 8'0" (2.36 x 2.45)**

Double glazed window to the rear. Radiator. Skimmed ceiling.

## **FAMILY BATHROOM**

Three piece suite. Panelled bath with mixer tap and shower attachment. Low level wc, wash hand basin with mixer tap. Part tiled walls. Skimmed ceiling with extractor. Shaver point. Frosted double glazed window to the rear.

## **REAR GARDEN**

Enclosed and secluded rear garden laid mainly to patio. Brick wall and wooden fence surround. Gated front access. Outside tap, outside lighting. Garage.

## **DETACHED GARAGE**

Up and over door.

## **FRONT GARDEN**

Laid to lawn. Path leading to front door. Storm porch.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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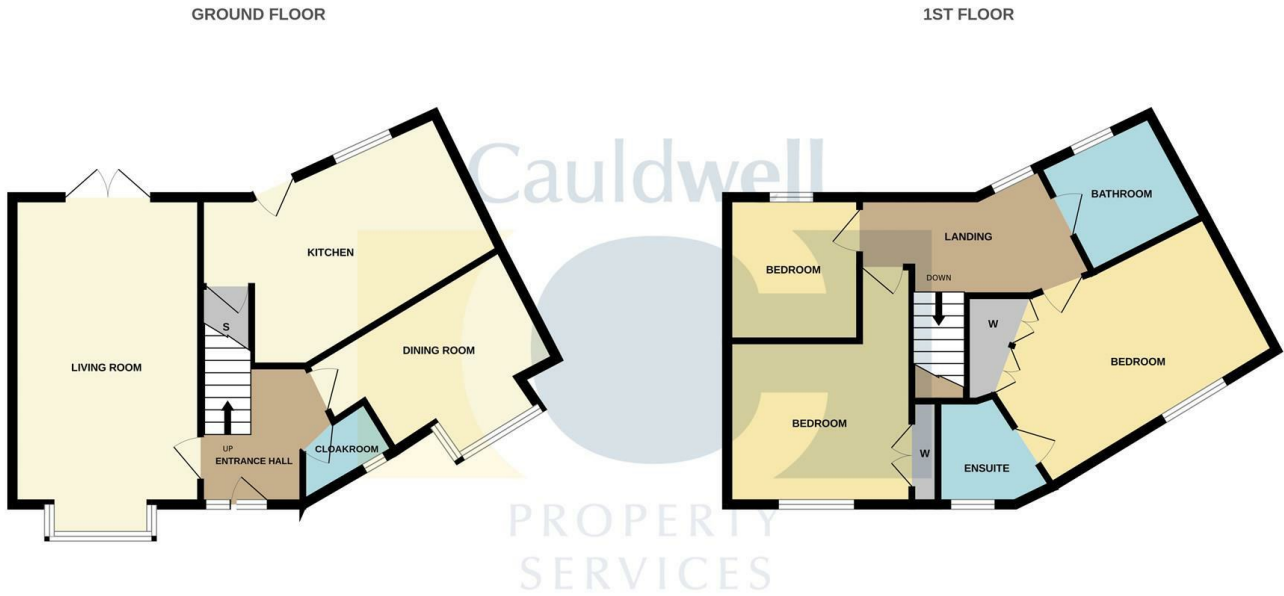
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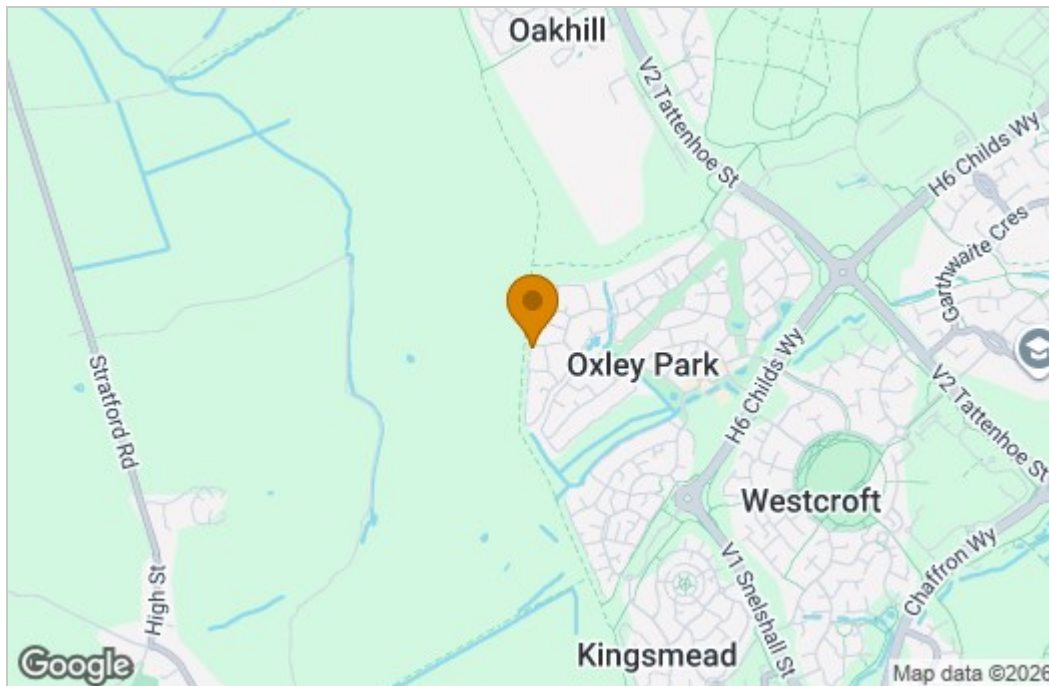
# Floor Plan



TOTAL FLOOR AREA : 1109sq.ft. (103.0 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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