



# Cauldwell

PROPERTY SERVICES



## 43 Edzel Crescent, Milton Keynes, MK4 4EU

**£565,000**

CAULDWELL are delighted to offer for sale this stunning four-bedroom, three-storey detached family home, ideally positioned within the popular Westcroft area of Milton Keynes and enjoying attractive open parkland views to the front.

This beautifully presented property offers spacious and versatile accommodation arranged over three floors, making it an ideal home for modern family living. The ground floor accommodation comprises a welcoming entrance hall, a dual-aspect living room providing an abundance of natural light, and a refitted kitchen/dining room fitted with a range of modern units and ample workspace. The kitchen area flows seamlessly into an insulated conservatory, creating a superb open-plan living and entertaining space overlooking the well-maintained rear garden. The ground floor is further complemented by a utility room and downstairs cloakroom.

To the first floor there is a spacious landing leading to the principal bedroom with en-suite shower room, a further bedroom and a family bathroom. The second floor offers two additional well-proportioned bedrooms, providing flexible accommodation ideal for children, guests or home working.

Externally the property enjoys a well-presented rear garden, perfect for outdoor relaxation and entertaining. To the side there is a detached garage along with a substantial driveway providing ample off-road parking.

## **ENTRANCE HALL**

Stairs to first floor. Door to cloakroom, kitchen/dining room. living room. Radiator.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Understairs storage cupboard. Radiator.

## **LIVING ROOM 10'3" x 17'0" (3.14 x 5.19)**

Dual aspect double glazed window to front with fitted blinds and double glazed window to side with fitted blinds. Two radiators. Coving to textured ceiling,

## **KITCHEN/DINING ROOM 17'0" x 9'8" (5.20 x 2.95)**

Re-fitted with a range of soft close wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer and mixer tap. Space for Range cooker and built in extractor Built in fridge freezer and dishwasher. Breakfast bar. Double glazed window to rear. Opening to conservatory. Radiator. Double glazed window to front. Arch to utility room

## **UTILITY ROOM**

Fitted with wall and base units with worksurface. Plumbing for washing machine. Space for tumble dryer. Concealed wall mounted boiler. Double glazed door to side.

## **CONSERVATORY 17'4" x 8'2" (5.29 x 2.49)**

Brick and UPVC double glazed construction with tiled roof, skimmed ceiling and inset lighting. Wall mounted heater. Power and lighting. Sliding double glazed door to rear.

## **FIRST FLOOR LANDING**

Stairs to second floor. Door to bedroom one and four, family bathroom and airing cupboard. Double glazed window to rear. Radiator.

## **BEDROOM ONE 9'10",229'7" x 10'7" (3.,70 x 3.24)**

Double glazed French doors to side. Built in cupboard. Feature radiator. Door to ensuite.

## **ENSUITE**

Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Frosted double glazed window to rear. Heated towel rail.

## **BEDROOM FOUR 10'7" x 9'11" (3.25 x 3.04)**

Double glazed French doors to glass balustrade Juliette balcony to front. Radiator.

## **BATHROOM**

Three piece suite comprising bath with shower attachment, low level wc and wash hand basin. Splash back tiling. Part tiled walls. Frosted double glazed window to rear. Radiator.

## **SECOND FLOOR LANDING**

Doors to bedroom two and three. Double glazed sky light to rear.

## **BEDROOM TWO 10'5" x 9'11" (3.18 x 3.03)**

Restricted head height  
Two double door built in wardrobes. Double glazed window to front. Skimmed ceiling. Radiator.

## **BEDROOM FOUR 10'6" x 13'4" (3.21 x 4.07)**

Restricted head height  
Double glazed window to front Radiator.

## **REAR GARDEN**

Enclosed and laid mainly to artificial lawn with brick and wooden fence surround. Gated side and rear access. Mature flower and shrub borders.

## **SINGLE GARAGE**

Up and over door. Power and light. Graveled driveway with parking.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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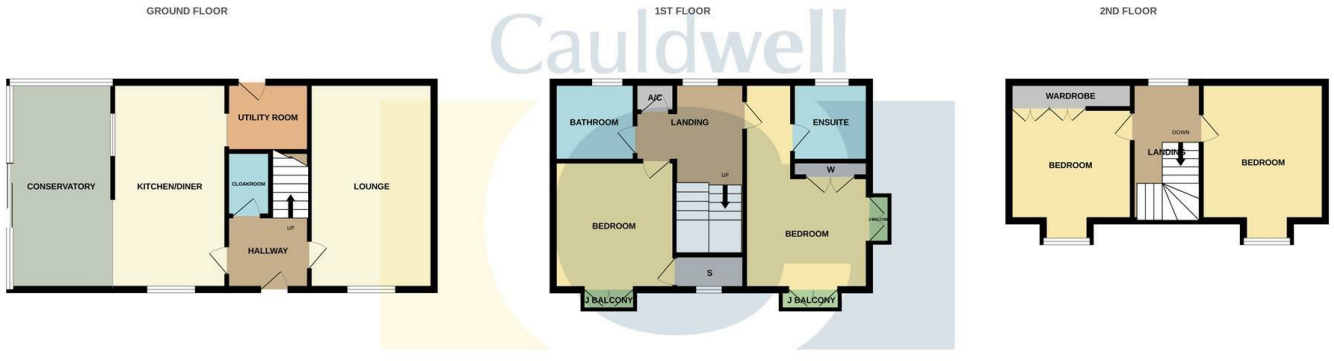
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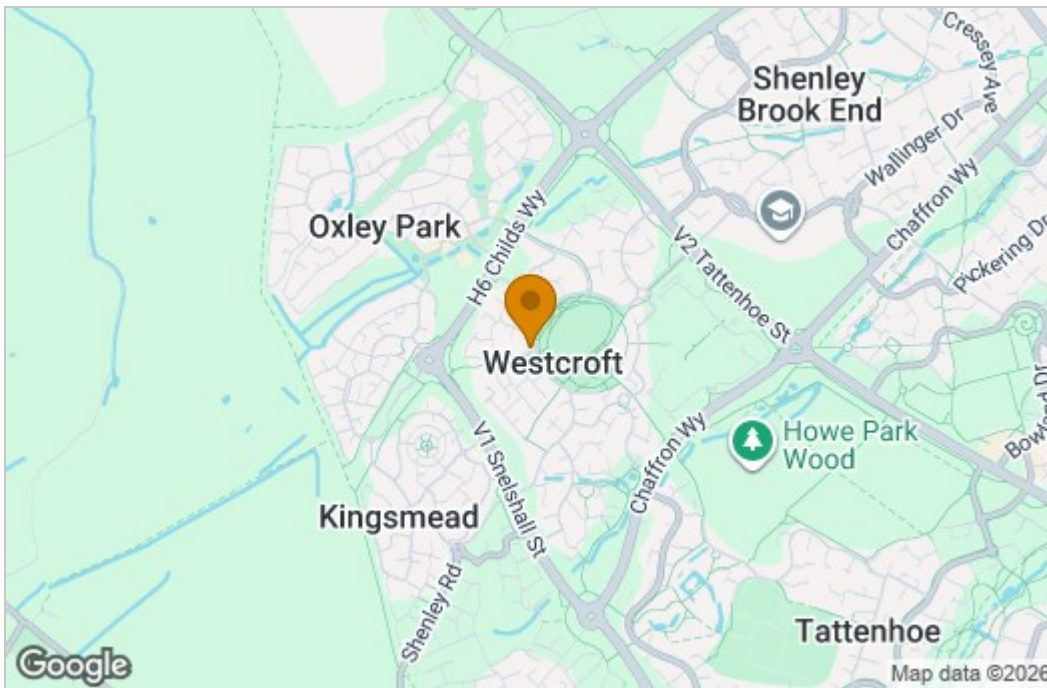
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# Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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