



# Cauldwell

PROPERTY SERVICES



## 43 Cattle Avenue, Milton Keynes, MK14 7QR

**£385,000**

CAULDWELL are delighted to offer for sale this three bedroom detached family home, situated within the popular and established location of Downs Barn, offering excellent access to Central Milton Keynes and local amenities.

The accommodation briefly comprises; entrance porch leading into the entrance hall, downstairs cloakroom, fitted kitchen, and a spacious lounge/dining room with access into the conservatory, creating a versatile living space ideal for both everyday living and entertaining.

On the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a family bathroom.

Outside, the property boasts generous front and rear gardens, providing excellent outdoor space with scope for further enhancement, along with driveway parking.

This property represents an excellent opportunity for families or buyers looking to put their own stamp on a well-located home.

## **ENTRANCE PORCH**

Front entrance door. Double glazed window to side. Door to entrance hall.

## **ENTRANCE HALL**

Door to garage. Arch to kitchen. Door to living room and cloakroom. Radiator.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator.

## **KITCHEN 13'0" x 7'3" (3.97 x 2.22)**

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer. Space for freestanding cooker and extractor hood. Plumbing for washing machine. Double glazed window to front. Space for fridge freezer.

## **LIVING ROOM 16'4" x 11'9" (4.98m x 3.58m)**

Stairs to first floor. Window to rear. Door to conservatory.

## **CONSERVATORY 10'2" x 15'7" (3.11 x 4.77)**

Double glazed construction with double glazed door to garden.

## **FIRST FLOOR LANDING**

Doors to upstairs rooms. Loft access. Airing cupboard.

## **BEDROOM ONE 9'9" x 11'6" (2.99 x 3.53)**

Double door sliding mirror fronted wardrobe. Double glazed window to front. Door to ensuite.

## **ENSUITE**

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Frosted double glazed window to front. Radiator.

## **BEDROOM TWO 8'10" x 10'7" (2.71 x 3.24)**

Double glazed window to rear. Radiator. Wardrobe with sliding double doors.

## **BEDROOM THREE 8'11" x 8'5" (2.73 x 2.59)**

Double glazed window to rear. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath with mixer tap and shower attachment, low level wc and wash hand basin. Tiled walls. Tiled flooring. Frosted double glazed window to side. Shaver point. Extractor.

## **FRONT GARDEN**

Double width block paved driveway. Electric car ChargePoint.

## **SINGLE GARAGE**

Double width block paved driveway.

## **REAR GARDEN**

Enclosed and laid mainly to lawn with patio area. Wooden fence and brick wall surround.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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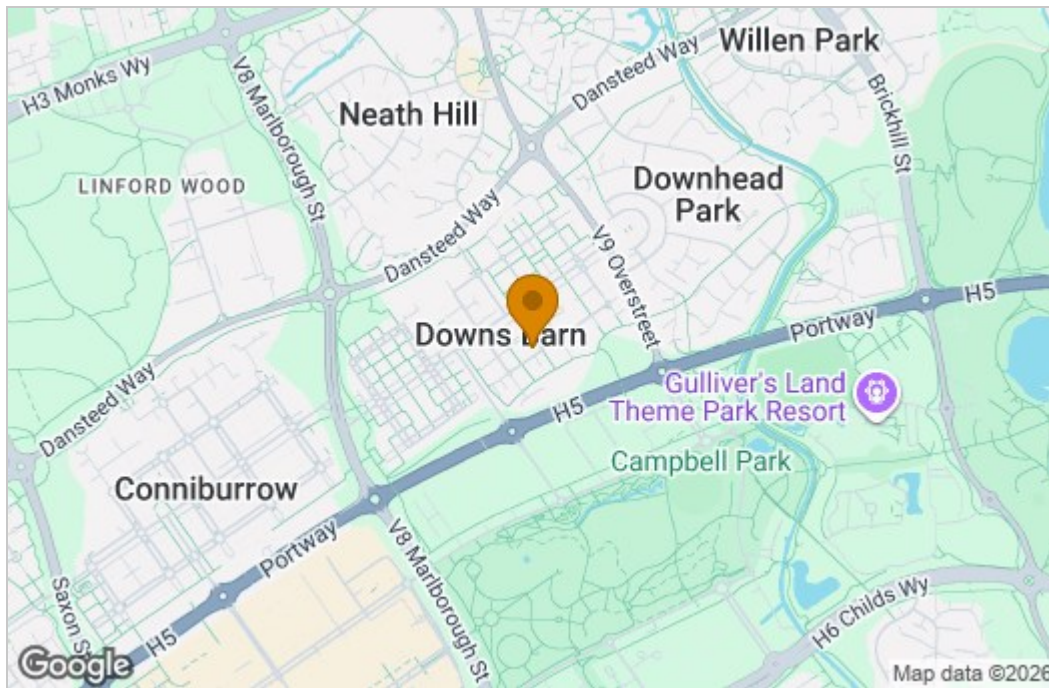
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# Floor Plan



TOTAL FLOOR AREA : 980sq.ft. (91.0 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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