



Cauldwell

PROPERTY SERVICES



13 Dean Forest Way

Broughton, Milton Keynes, MK10 7AD

Offers Over £650,000



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ENTRANCE

Entrance through front door into entrance hall. Security alarm system. Stairs leading to first floor. Coving to skimmed ceiling. Radiator. Door to kitchen/family/breakfast room. Door to living room. Door to dining room. Under stair storage cupboard.

CLOAKROOM

Two piece suite. Low level wc, wash hand basin with mixer tap and splash back tile. Heated chrome towel rail. Skimmed ceiling. Extractor.

LIVING ROOM

15'5" x 10'4" (4.71 x 3.15)

Recess area not measured. Coving to skimmed ceiling. Double glazed doors leading to conservatory. feature gas fireplace and surround. Feature wall lights. Radiator.

CONSERVATORY

10'3" x 9'11" (3.12m x 3.02m)

Brick built UPVC double glazed construction. Tiled floor. Double glazed windows. Double glazed French doors leading to rear garden. Power and lighting.

KITCHEN/FAMILY BREAKFAST ROOM

10'10" x 19'7" (3.31m x 5.97)

Dual aspect. Kitchen fitted with a range of soft close wall and base units. Granite work surfaces incorporating one and a half sink and drainer with mixer tap. Built in double oven, four ring induction hob with extractor. Built in fridge freezer, built in dishwasher, and breakfast bar with granite work surface. Tiled flooring, splashback tiles, skimmed ceiling with inset lighting. Double glazed window to the rear. Breakfast area - double glazed window to the front, tiled flooring, coving to a skimmed ceiling. Radiator. Door through to utility room.

UTILITY ROOM

Fitted with a range of soft close wall and base units. Granite work surface incorporating sink and drainer with mixer tap. Plumbing for washing machine. Tiled flooring. Wall mounted boiler fitted at the end of 2024. . Skimmed ceiling and extractor. Double glazed door to the rear.

DINING ROOM

12'10" x 8'8" (3.92 x 2.65)

Dual aspect. Double glazed window to the front. Double glazed window to the side. Coving to skimmed ceiling. Radiator.

FIRST FLOOR LANDING

Gallery landing. Doors leading to all upstairs rooms. Double glazed window to the front. Coving to skimmed ceiling. Airing cupboard

housing Mega flow water tank with shelving over. Access to part boarded loft. Radiator.

BEDROOM ONE

12'11" x 10'7" (3.94 x 3.23)

Measurements include custom four door fitted wardrobe, bedside cabinets and dressing table. Double glazed window to the front. Coving to a skimmed ceiling. Radiator. Door to ensuite.

ENSUITE

Three piece ensuite. Double tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap. Part tiled walls. Chrome towel rail. Skimmed ceiling with inset lighting. Extractor.

BEDROOM TWO

10'3" x 9'10" (3.13 x 3.00)

Measurements include a seven door fitted wardrobe. Double glazed window to the rear. Corner dressing table. Radiator. Coving to a skimmed ceiling.

BEDROOM THREE

11'1" x 8'4" x 10'3" (3.38 x 2.56 x 3.14)

Measurements include three door fitted wardrobe. Fitted furniture. Double glazed window to the rear. Radiator. Coving to a skimmed ceiling.

BEDROOM FOUR

9'1" x 7'4" (2.79 x 2.24)

Measured to widest point. Double glazed window to the front. Radiator. Coving to a skimmed ceiling. Fitted study furniture.

FAMILY BATHROOM

Three piece suite. Panelled bath with stainless steel mixer tap and shower attachment. Low level wc, wash hand basin with mixer tap. Skimmed ceiling. inset lighting and extractor. Shaver point. heated chrome towel rail. Frosted double glazed window to the rear.

REAR GARDEN

Landscaped rear garden laid mainly to lawn. Mixture of brick wall and fence surround. Service door leading to double garage. outside power and lighting. Outside tap. Mature tree, flower and shrub borders. Outside shed.

FRONT

Front garden laid to lawn with trees flowers and shrubs. Substantial block paved driveway for several vehicles. Storm porch. Outside lighting. Side garden laid to lawn with further tree, flower and shrub borders.

Tel: 01908 304480

DOUBLE GARAGE

With up and over doors. Power and light. Eves storage,

All measurements are approximate.

The area measurements are taken from the government EPC register. 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.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.



Road Map



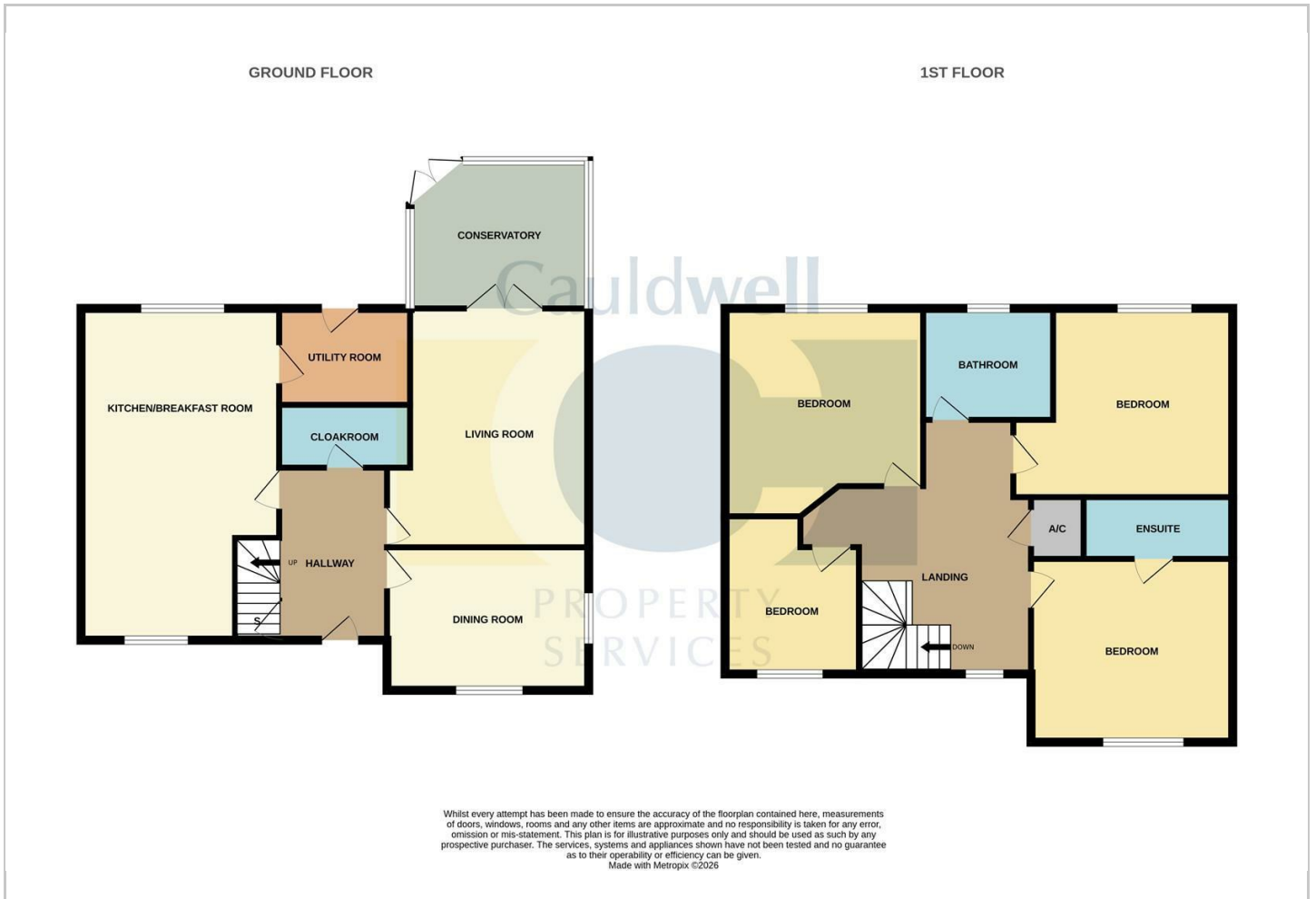
Hybrid Map



Terrain Map



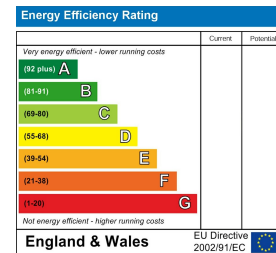
Floor Plan



Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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