Cauldwell
PROPERTY SERVICES

3 Colley Hill, Milton Keynes, MK13 9BL

Offers Over £500,000

Five-Bedroom Detached Home | Bradwell Village | No Upper Chain

Situated within the highly sought-after Bradwell Village, this substantial five-bedroom detached family home offers generous and versatile accommodation, excellent potential for further adaptation and is offered to the market with no upper chain.

The accommodation begins with a welcoming entrance hall and downstairs cloakroom. The ground floor provides an impressive dual-aspect living room, separate dining room and an extended kitchen/breakfast room, creating excellent space for both everyday family life and entertaining.

A particularly attractive feature of the property is its flexibility. The layout offers excellent potential to create a self-contained annexe, ideal for multi-generational living, older children or those requiring additional independent accommodation, subject to any necessary consents.

The main first floor provides four well-proportioned bedrooms together with the family bathroom. A fifth bedroom is positioned above the garage and benefits from its own separate staircase, further enhancing the

ENTRANCE HALL
Stairs to first floor. Radiator. Door to cloakroom. Double doors to living room. Door to kitchen/dining room and study. Coving to skimmed ceiling.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin in vanity surorund. Part tiled walls. Heated towel rail.

LIVING ROOM 10'5" x 19'3" (3.20 x 5.87)
Dual aspect with double glazed window to front and double glazed sliding doors to rear. Understairs storage cupboard. Two radiators. Coving to skimmed ceiling.

STUDY 8'8" x 8'5" (2.65 x 2.58)
Double glazed window to front. Radiator. Skimmed ceiling.

KITCHEN/DINING ROOM 19'8" x 12'0" to 9'1" (6.00 x 3.66 to 2.78)
Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in double oven, five ring gas hob and extractor. Built in dishwasher and fridge freezer. Understairs storage cupboard with plumbing for washing machine and space for tumble dryer. Central island. Tiled flooring. Skimmed ceiling with inset lighting. Breakfast bar. Radiator. Double glazed window and door to rear. Door to inner hall way.

INNER HALL WAY
Stairs to bedroom five. Radiator. Frosted double glazed window to front.

BEDROOM FIVE 8'0" x 15'7" (2.46 x 4.77)
Restricted head height.
Double glazed window to rear. Skimmed ceiling. Radiator.

FIRST FLOOR LANDING
Doors to upstairs rooms. Coving to skimmed ceiling. Access to loft. Double glazed window to rear.

BEDROOM ONE 9'5" x 10'7" (2.88 x 3.24)
Double glazed window to front. Radiator. Coving to skimmed ceiling. Double door wardrobe with sliding mirror doors.

BEDROOM TWO 10'7" x 7'4" (3.24 x 2.25)
Double glazed window to rear radiator. Built in cupboard. Skimmed ceiling.

BEDROOM THREE 12'0" x 11'6" (3.68 x 3.51)
Double glazed window to front. Radiator. Skimmed ceiling.

BEDROOM FOUR 8'6" x 6'3" (2.61 x 1.93)
Double glazed window to front. Radiator. Skimmed ceiling.

BATHROOM
Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Heated towel rail. Built in cupboard. Skimmed ceiling. Part tiled walls. Frosted double glazed window to rear.

REAR GARDEN
Enclosed and laid mainly to artificial lawn with patio area. Brick and wooden fence surround.

FRONT GARDEN
Hardstanding driveway.

SINGLE GARAGE
Up and over door.

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.

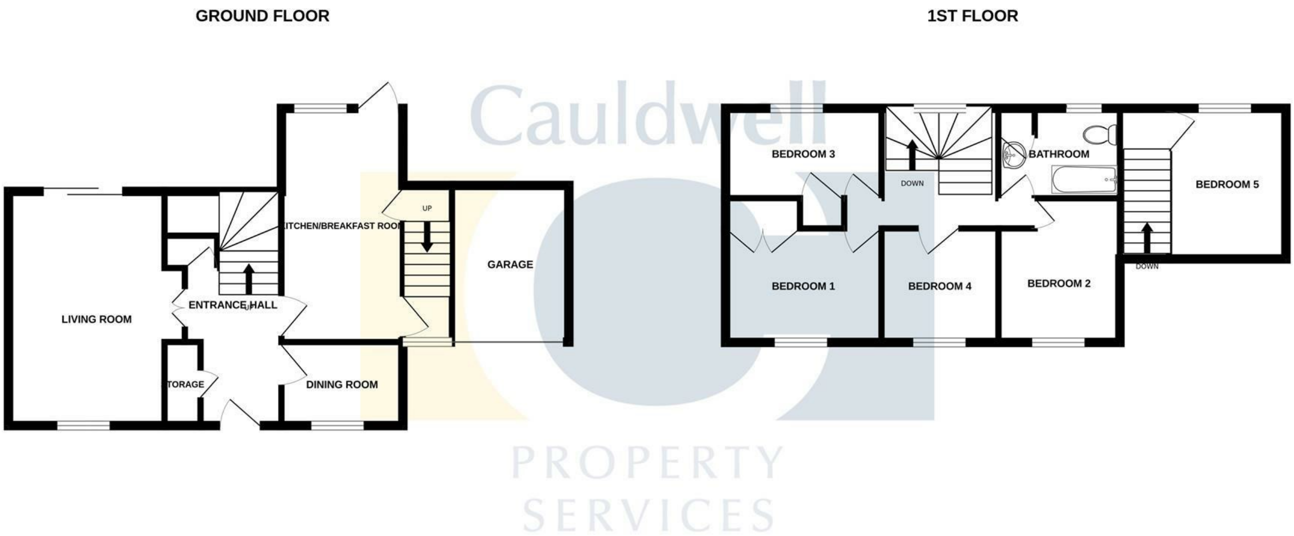
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

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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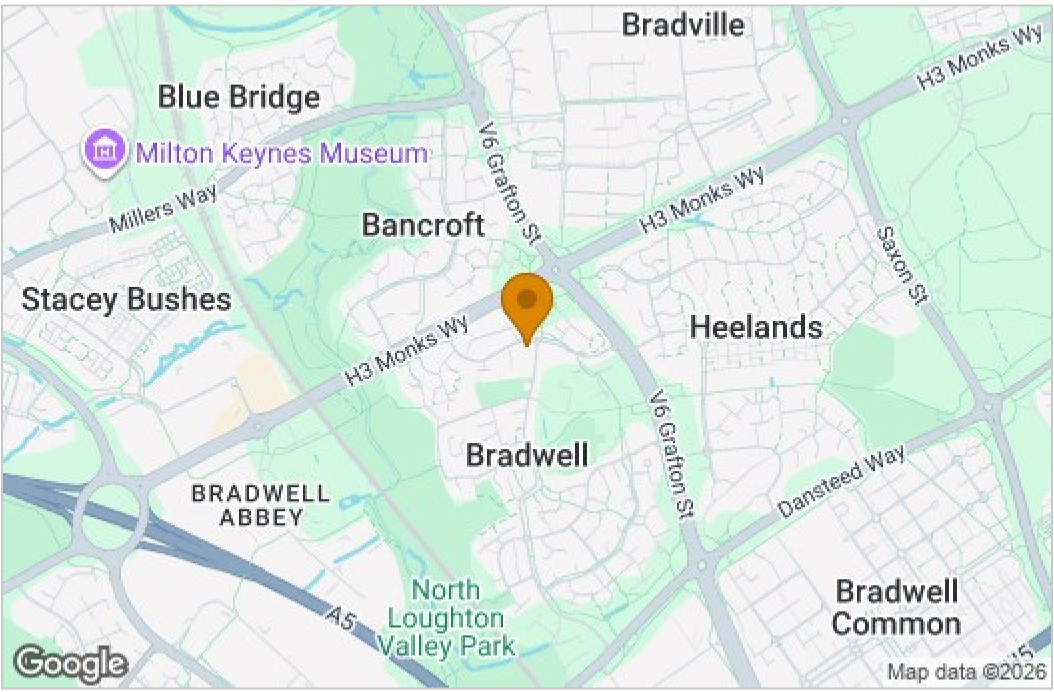
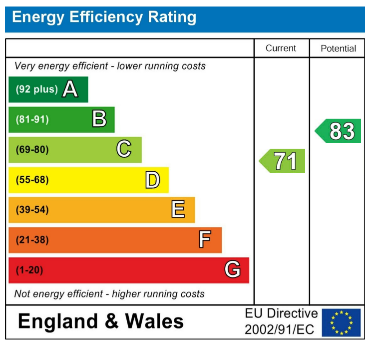
Area Map



Energy Efficiency Graph



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