



44 Cadeby Grove , Milton, ST2 7BY

Signed, sealed, delivered, this superb house CAD BEY all yours! Don't be a fool and hang around too long, as this home is located in the ever growing popular area of Milton, perfect for schools and the local village. Nestled away down a quiet cul-de-sac this immaculately presented and extended semi detached property offers superb family accommodation comprising a large lounge, open plan fitted kitchen/dining/family room with bi-fold doors, utility room, playroom, four good sized bedrooms, en-suite to the master bedroom, family bathroom and downstairs cloakroom. Externally the property benefits from ample off road parking to the front with an integral garage and to the rear the garden is large and fully enclosed laid to lawn with paved patio seating areas. Oo baby, here I am, signed, sealed, delivered, I'm yours, call to find out how on 01782 789369.

£325,000

44 Cadeby Grove

, Milton, ST2 7BY



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- STUNNINGLY SPACIOUS SEMI DETACHED
- UTILITY ROOM PLUS PLAYROOM
- AMPLE OFF ROAD PARKING
- QUIET CUL-DE-SAC LOCATION
- OPEN PLAN KITCHEN/DINER WITH BI-FOLD DOORS
- FOUR BEDROOMS
- INTEGRAL GARAGE
- LOUNGE WITH ENTERTAINMENT UNIT
- FAMILY BATHROOM, EN-SUITE & CLOAKROOM
- LARGE REAR GARDEN

GROUND FLOOR

Entrance Hall

12'5" x 4'11" (3.79 x 1.50)

A composite entrance door to the front aspect coupled with a double glazed window to the side. Stairs leading to the first floor. Radiator and tiled flooring.

Lounge

14'11" x 13'1" (4.57 x 3.99)

A double glazed bow window overlooks the front aspect. Wall mounted electric feature fire place. Television point. Radiator. Ceiling spotlights.

Kitchen/Diner/Family Room

18'5" x 16'8" (5.62 x 5.09)

Double glazed bi-fold doors open out onto the rear garden coupled with two double glazed Velux skylight windows. Fitted with a range of wall and base storage units with inset stainless steel bowl sink unit and co-coordinating work surface areas. Integrated appliances double electric oven with gas hob over and cooker hood above and space for fridge/freezer. Television point and radiator. Space for dining table and chairs. In the dining area there is underfloor heating.

Cloakroom/W.C

4'3" x 2'11" (1.31 x 0.90)

A double glazed window overlooks the side aspect. Low level W.C and wash hand basin. Radiator.

Utility Room

8'1" x 6'9" (2.47 x 2.07)

Fitted with wall and base storage units and inset stainless steel sink unit and side drainer with coordinating work surface areas. Space and plumbing for washing machine and tumble dryer. Under floor heating and access door into the integral garage and playroom.

Playroom

9'5" x 6'10" (2.89 x 2.09)

Double glazed patio doors lead out to the rear aspect coupled with a double glazed Velux skylight window. Underfloor heating.

FIRST FLOOR

First Floor Landing

Loft access hatch Airing cupboard housing central heating boiler.

Bedroom One

17'7" x 7'3" (5.38 x 2.21)

A double glazed window overlooks the front aspect. Television and ceiling spotlights. Underfloor heating and loft access hatch.

En-Suite

6'9" x 5'6" (2.06 x 1.70)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising walk in double shower with waterfall shower head, vanity hand wash basin and low level W.C. Ceiling spotlights, extractor fan and shaver point. Fully tiled walls and vertical height radiator.

Bedroom Two

12'11" x 7'11" (3.95 x 2.43)

A double glazed window overlooks the front aspect. Fitted with a range of wardrobes with sliding doors. Radiator.

Bedroom Three

11'0" x 9'8" (3.36 x 2.96)

A double glazed window overlooks the rear aspect. Radiator.

Bedroom Four

7'3" x 6'5" (2.21 x 1.98)

A double glazed window overlooks the front aspect. Radiator.

Bathroom

6'5" x 5'5" (1.98 x 1.67)

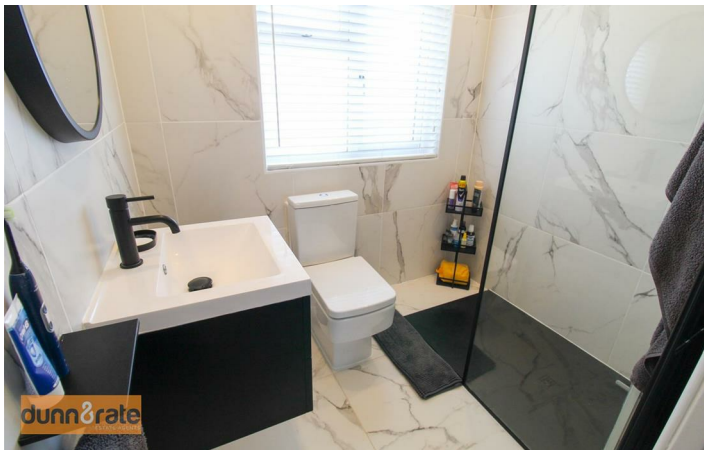
A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with waterfall shower over, low level W.C and vanity hand wash basin. Partly tiled walls and extractor fan. Full length radiator.

Exterior

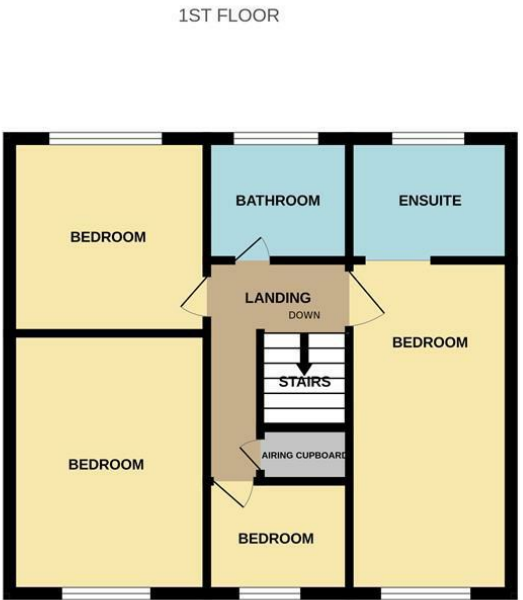
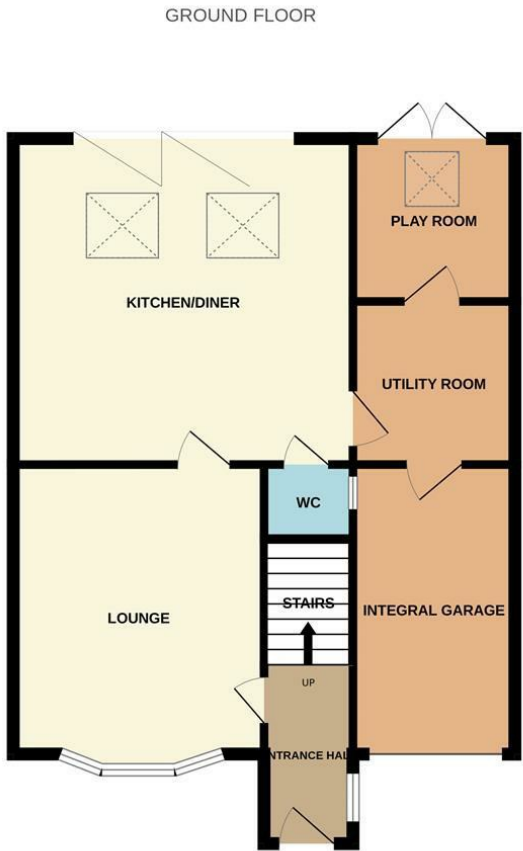
To the front there is a large drive with ample off road parking. To the rear the garden is laid mainly to lawn with two paved patio areas, mature trees and shrubs. Enclosed by panelled fencing and electric points.

Integral Garage

Electric roller door and access door into the utility room. Power and lighting.



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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