



# Cauldwell

PROPERTY SERVICES



## 68 Colesbourne Drive

Downhead Park, Milton Keynes, MK15 9AP

£675,000





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## ENTRANCE HALL

Stairs to first floor. Door to bedroom four and utility cloakroom. Door to double garage. Radiator. Skimmed ceiling with coving and inset lighting

## BEDROOM FOUR

12'5" x 8'5" (3.80 x 2.59)

Double glazed window to front. Radiator. Skimmed ceiling.

## UTILITY CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Wall and base units. Worksurfaces. Frosted double glazed window to side. Plumbing for washing machine and space for tumble dryer.

## FIRST FLOOR LANDING

Doors to bedrooms two and three, bathroom and dining room. Stairs to second floor. Coving to double height ceiling. Double glazed sky light. Radiator.

## BEDROOM TWO

10'11" x 10'5" (3.33 x 3.19)

Double door fitted wardrobe. Double glazed window to rear. Radiator. Skimmed ceiling.

## BEDROOM THREE

10'11" x 10'7" (3.33 x 3.23)

Double glazed window to rear. Radiator. Double door built in wardrobe. Skimmed ceiling.

## REFITTED FAMILY BATHROOM

Refitted four piece suite. Tile shower cubicle with a wall mounted shower. Low-level WC. Wash and basin with a mixer tap. Freestanding bath with centralised mixer tap. Frosted double glazed window to the side. Part tiled walls and a tiled floor. Heated chrome towel rail. Underfloor heating. Shaver point, extractor and a skimmed ceiling.

## DINING ROOM

15'7" x 9'5" (4.75 x 2.89)

Coving to double height ceiling. Double glazed bi fold doors to garden. Radiator. Stairs to living room. Concealed door to kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

15'8" x 10'11" (4.80 x 3.33)

Fitted with a range of wall and base units with worksurfaces incorporating double sink and mixer tap. Built in double height fridge and freezer, built in dishwasher, one built in oven and combination microwave and warming drawer. Five ring induction hob. Central Island unit with breakfast bar and five ring induction hob with concealed extractor. Double glazed windows to side and double glazed French doors to rear. Radiator. Skimmed ceiling with inset lighting. Under floor heating.

## LIVING ROOM

16'8" x 15'10" (5.10 x 4.83)

Galleried over dining room > Radiator. Coving to skimmed ceiling. Sliding double glazed doors to balcony. Feature wall lights. Log burner. Timber balcony to front.

## SECOND FLOOR LANDING

Built in cupboard. Door to bedroom one

## BEDROOM ONE

14'11" x 12'9" (4.57 x 3.89)

Double glaze window to the front. Skim ceiling with ceiling fan. Built-in wardrobe. Radiator. Door leading to refitted ensuite.

## REFITTED EN-SUITE

Three-piece suite comprising of a walk-in tiled shower cubicle with a wall shower. Low-level WC. Wash handbasin with a stainless steel mixer tap. Heated chrome towel rail. Underfloor heating. Shaver point. extractor. skimmed ceiling.

## FRONT GARDEN

Hardstanding driveway with parking for several vehicles leading to garage. 'Tesla Powerwall 2' charger point fitted, fed by the solar panels. Garden with sleeper border and hedgerow surround.

## SIDE GARDEN

Laid to decking. Patio area. Gated access.

## DOUBLE GARAGE

Up and over door. Power and light.

## REAR GARDEN

An enclosed and secluded rear garden. Laid to lawn with feature fence surround and patio area. Tree flower and shrub borders.

## SOLAR PANELS

6.1KW electric solar system.

## AGENTS NOTE

The property was partially underpinned in 1998 and has a building control approval certificate.

All measurements are approximate. 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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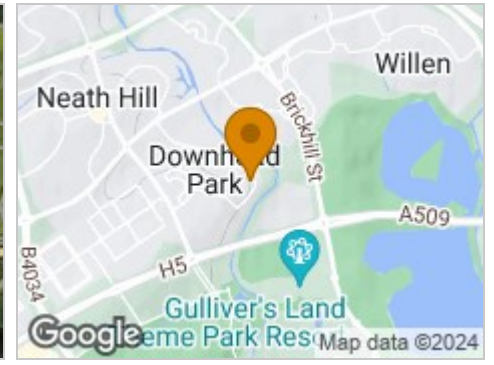
## Road Map



## Hybrid Map



## Terrain Map



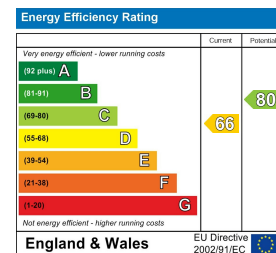
## Floor Plan



## 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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