

1 Durlston End, Milton Keynes, MK4 3EP Offers Over £399,995

CAULDWELL are pleased to offer for sale this link detached family home occupying a good size plot, in the sought after west Milton Keynes location of Tattenhoe. The property has had changes over the years, including a garage conversion that now works as a large fourth bedroom. This is a versatile space that could work as extra living space or even for someone working from home. The property now offers three first floor bedrooms, all with storage space, there is an en-suite to the main bedroom and a fitted family bathroom. The ground floor now offers an entrance hall, a spacious bay fronted living room, a re-fitted kitchen, dining room, wc, conservatory and the converted garage/fourth bedroom. Outside there is driveway parking and a good size rear garden that is part walled to one side.

Tattenhoe is a popular location, not only for its sought after school catchment of Giles Brook Primary school and Shenley Brook End Secondary school, but also for its proximity to areas of local interest including Tattenhoe Valley Park which leads to Furzton Lake, Howe Park Woods, the 16th Century St Giles Church and orchard. The area also benefits from Westcroft Districts Centre which is situated in the neighbouring development, here there is a library, doctors surgery, supermarket and other convenience shops.

Energy rating D. Council tax band D.

ENTRANCE HALL

Double glazed door to front. Radiator.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

LIVING ROOM 10'11" x 18'0" (3.33 x 5.50)

Double glazed bay window to front and side with fitted shutters. Television point. Telephone point. Two radiators. Door to dining area.

DINING ROOM 7'8" x 10'5" (2.36 x 3.18)

Double glazed patio doors to rear leading to conservatory. Arch to kitchen. Understairs storage cupboard. Radiator.

KITCHEN 6'6" x 10'11" (1.99 x 3.34)

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven and hob with extractor hood. Space for fridge freezer. Plumbing for washing machine. Space for tumble dryer. Double glazed window to rear. Wall mounted boiler.

CONSERVATORY 10'7" x 9'5" (3.23 x 2.89)

Brick and UPVC double glazed windows and doors to rear.

BEDROOM FOUR(CONVERTED GARAGE)

17'2" x 9'2" (5.25 x 2.81)

Double glazed window to front with fitted shutters. Double glazed UPVC door to rear. Radiator.

FIRST FLOOR LANDING

Access to part boarded loft space. Airing cupboard housing hot water cylinder. Doors to bedrooms and bathroom.

BEDROOM ONE 9'8" x 10'11" (2.96 x 3.35)

Built in wardrobes. Double glazed window to front. Door to en-suite.

ENSUITE 7'4" x 5'1" (2.25 x 1.55)

Double glazed window to rear. Three piece suite comprising shower cubicle with shower, close coupled wc and wash hand basin. Shaver point. Extractor fan. Radiator.

BEDROOM TWO 9'7" x 11'10" (2.93 x 3.62)

Double glazed window to rear. Fitted wardrobes. Radiator.

BEDROOM THREE 8'1" x 7'9" (2.48 x 2.37)

Double glazed window to rear. Radiator. Fitted wardrobes.

BATHROOM 6'9" x 6'1" (2.08 x 1.87)

Double glazed window to front. Fitted suite comprising panelled bath with mixer tap and shower over, wash hand basin and close coupled wc. Shaver point. Extractor fan. Radiator.

FRONT GARDEN

Block paved driveway parking to side. Small paved front garden.

REAR GARDEN

Mainly laid to lawn with block paved patio area. Brick wall surround.

COUNCIL TAX BAND

Council tax band D. Sourced from <https://www.gov.uk/council-tax-bands>

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.

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Floor Plan



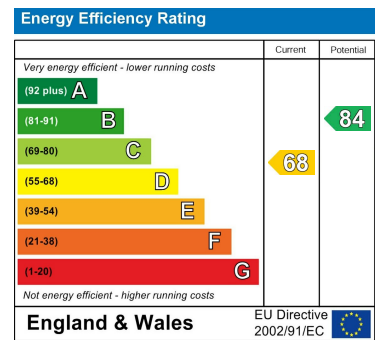
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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