

Cauldwell

PROPERTY SERVICES



9 Cotswold Way, Milton Keynes, MK8 1BJ Offers Over £425,000

CAULDWELL are absolutely delighted to bring to the market this exceptional detached family home, situated within the popular new area of Whitehouse. The accommodation briefly comprises; entrance hall, cloakroom, living room with a box bay window to the front aspect, stylish modern fitted kitchen dining room with integrated appliances and French doors to the rear garden, first floor, en-suite shower room, three bedrooms and a family bathroom. Outside there is an attractive enclosed rear garden and a double length driveway. Energy rating B. Council tax band D.

Whitehouse is new development on the western flank of Milton Keynes. The area is popular with families given the Ofsted rated good Primary School & outstanding Secondary school. There is currently a health centre and coffee shop on the development, with a parade of shops planned in the near future. Stony Stratford & Milton Keynes shopping centre/train station are both within a short drive.

ENTRANCE HALL

Double glazed window to front. Radiator. Built in storage.

CLOAKROOM

Double glazed window to rear. Two piece suite comprising close coupled wc and wash hand basin. Storage space. Airing cupboard.

LIVING ROOM 17'11" x 10'9" max into bay (5.48 x 3.28 max into bay)

Double glazed bay window to front. Double glazed window to side. Two radiators. Television point. Telephone point.

KITCHEN/DINING ROOM 11'8" x 18'1" into bay (3.56 x 5.52 into bay)

Double glazed bay window to front. Double glazed windows to side. Double glazed French doors to side. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink unit. Fitted electric oven, hob and extractor. Integral fridge freezer and dishwasher. Wall mounted central heating boiler.

FIRST FLOOR LANDING

Double glazed window to front. Radiator. Access to loft.

BEDROOM ONE 11'6" x 10'5" (3.52 x 3.19)

Into bay

Double glazed bay window to front. Radiator. Built in wardrobes. Door to ensuite.

ENSUITE

Three piece suite comprising double shower cubicle, close coupled wc and wash hand basin. Double glazed window. Heated towel rail. Extractor fan. Shaver point.

BEDROOM TWO 10'11" x 10'9" (3.33 x 3.29)

Double glazed bay window to front. Radiator. Built in wardrobes.

BEDROOM THREE 10'9" x 6'7" (3.29 x 2.02)

Double glazed window to front. Radiator.

BATHROOM

Double glazed window to side. Three piece suite comprising panelled bath with mixer tap and mains shower, close coupled wc and wash hand basin. Heated towel rail. Extractor fan.

REAR GARDEN

Laid to lawn with an assortment of beds and borders with patio area. Gated access to parking. Timber shed.

PARKING

For two cars to side of property.

COUNCIL TAX BAND

Council tax band D. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

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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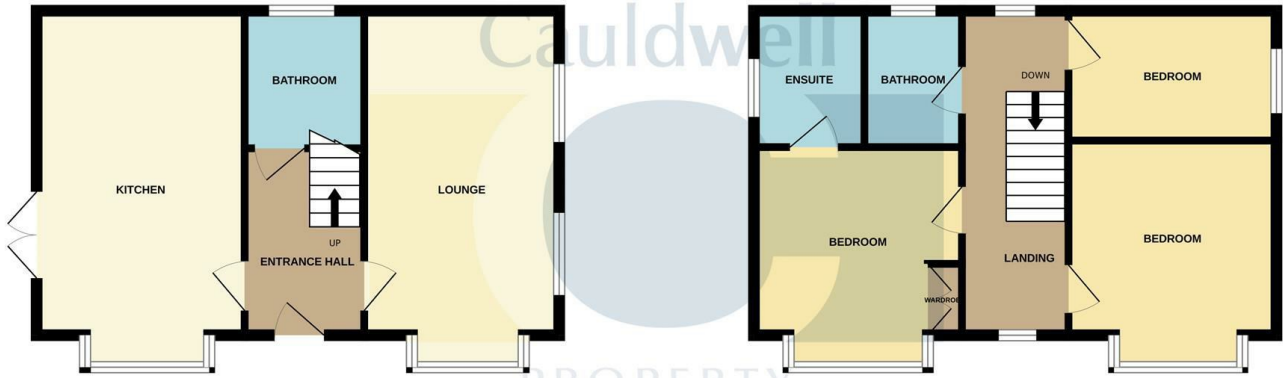
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Floor Plan

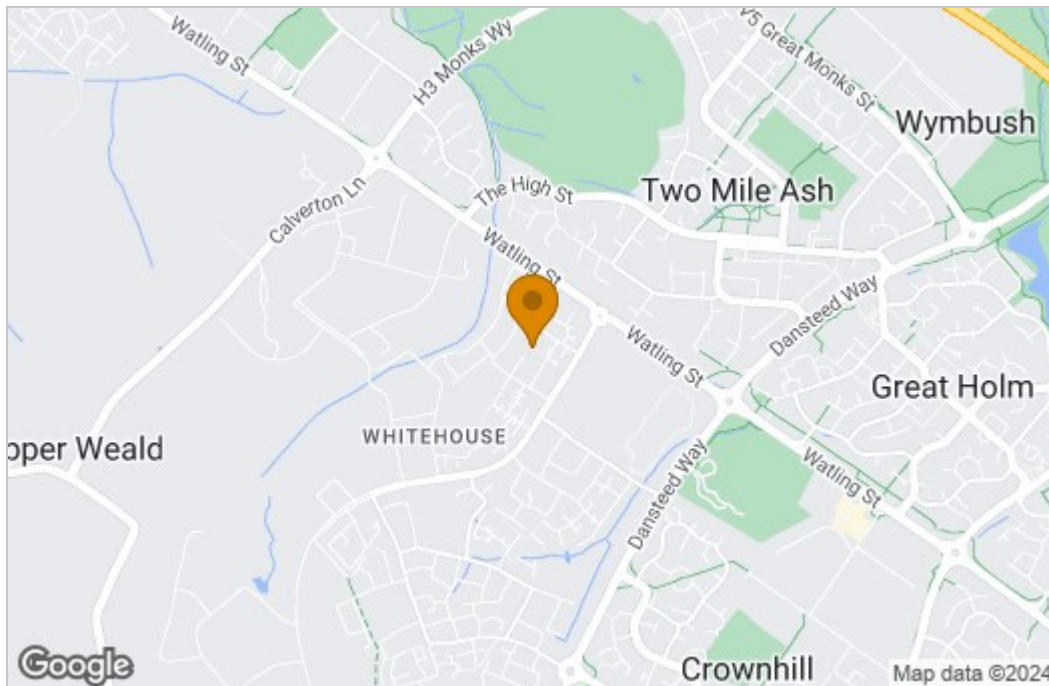
GROUND FLOOR

1ST FLOOR

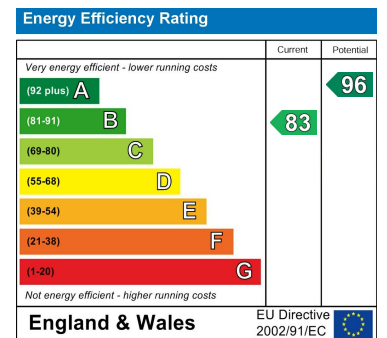


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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