

## 2 Sheldon Court, Milton Keynes, MK8 9EB

**£699,950**

CAULDWELL are delighted to offer for sale this stunning extended detached family home with a one bedroom self contained annex., This property offered for sale with no upward chain, has been re-modelled since the house was originally constructed and now boasts approximately 2231 sqft of living accommodation. This home has been well maintained by the current owners and in brief comprises; entrance porch, hallway, downstairs cloakroom, study, generous size living room with a box bay window, kitchen/breakfast room, family room/guest bedroom. The first floor has a further three bedrooms and a family bathroom with a separate shower cubicle. From the first floor landing there is a doorway leading to the upstairs of the annex (the layout could be reconfigured if required). The annex accommodation comprises of own entrance door, fitted kitchen, separate dining room, living room, first floor, double bedroom, dressing room and a bathroom. This generates a rental income of between £1200-1300pcm. Outside he property also occupies a great size plot, including a good size rear garden with a large summerhouse, gravel driveway providing off road parking for several cars and a small storage area to the front of a converted garage. Energy rating C, Council tax band E.

Great Holm is a sought after location situated in the west of Milton Keynes and just 1.3 miles from CMK station. The property benefits from Lodge Lake being on it's door step, this leads onto North Loughton Valley park and offers some lovely walks. The area also has a Chinese Restaurant that over looks the lake, doctors, pharmacy and local shop. The local schools are Holmwood Primary School, Two Mile Ash Middle School & Denbigh Secondary School all rated as either good or outstanding by Ofsted.

## **COUNCIL TAX BAND**

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

## **ENTRANCE PORCH**

Front entrance door. Double glazed windows to both sides. Tiled flooring. Radiator. Internal door to entrance hall. Skimmed ceiling.

## **ENTRANCE HALL**

Door to study and living room. Under stairs storage cupboard. Radiator. Door to cloakroom. Skimmed ceiling.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Radiator Part tiled walls. Tiled flooring Internal frosted window to front, Extractor. Coving to skimmed ceiling.

## **LIVING ROOM 21'6" x 12'5" and 10'10" x 4'11" max extended (6.56 x 3.81 and 3.31 x 1.51 max extended)**

Bay window to front. Radiator. Coving to skimmed ceiling. Double internal doors to kitchen/breakfast room.

## **KITCHEN/BREAKFAST ROOM 19'4" x 11'0" (5.91 x 3.37)**

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Space for freestanding cooker with extractor over. Space for fridge freezer. Plumbing for washing machine and dishwasher. Space for under counter tumble dryer. Central island unit breakfast bar. Double glazed window and French doors to rear. Three double glazed sky lights to rear. Coving to skimmed ceiling. Wall mounted concealed boiler. Double internal doors.

## **STUDY/DINING ROOM 9'5" x 12'4" (2.89 x 3.78)**

Radiator. Coving to skimmed ceiling. Door to family room/bedroom.

## **FAMILY ROOM/BEDROOM 25'7" x 8'6" (7.82 x 2.61)**

Double glazed French doors to rear. Coving to skimmed ceiling. Access to loft. Radiator.

## **FIRST FLOOR LANDING**

Doors to upstairs rooms. Window to side. Access to loft. Storage cupboard. Internal door to Annexe

## **BEDROOM ONE 15'8" x 11'11" (4.79 x 3.64)**

Fitted eight door cupboard. Double glazed window to rear. Radiator. Coving to skimmed ceiling.

## **BEDROOM TWO 9'6" x 8'10" max (2.9 x 2.7 max)**

Double glazed window to front. Radiator. Coving to skimmed ceiling.

## **BEDROOM THREE 6'5" x 9'6" (1.98 x 2.91)**

Double glazed window to front. Radiator. Built in cupboard. Coving to skimmed ceiling.

## **FAMILY BATHROOM**

Four piece suite comprising Jacuzzi style double bath with mixer tap and shower attachment, double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Part tiled walls. Radiator. Frosted window to side and rear. Coving to skimmed ceiling.

## **ANNEXE**

## **ENTRANCE**

Via front door leading to kitchen. Door to main house.

## **KITCHEN 6'8" x 14'4" (2.05 x 4.37)**

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Space for freestanding cooker. Plumbing for washing machine. Space for fridge freezer. Understairs storage cupboard. Stairs to first floor. Splash back tiling. Coving to skimmed ceiling Double glazed window to front. Opening to dining room.

## **DINING ROOM 7'10" x 8'11" (2.40 x 2.73)**

Coving to skimmed ceiling Radiator. Opening to living room.

## **LIVING ROOM 14'11" x 8'10" ( 4.55 x 2.71)**

Double glazed French doors to rear. Coving to skimmed ceiling. Radiator.

## **FIRST FLOOR LANDING**

Doors to all rooms. Double glazed window to side. Coving to skimmed ceiling.

## **BEDROOM ONE 9'11" x 8'11" (3.04 x 2.73)**

Double glazed window to rear. Radiator. Coving to skimmed ceiling.

## **NURSERY/DRESSING ROOM 5'7" x 5'4" (1.71 x 1.65)**

## **BATHROOM**

Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Part tiled walls Frosted double glazed window to front. Extractor. Skimmed ceiling. Radiator.

## **REAR GARDEN**

Enclosed rear garden. laid mainly to lawn with generous patio area and retaining wall lawned area with wooden fence and hedgerow surround, raised sleeper flower bed border. Tiled pergola. Summer house. Gated side access to front.

## **FRONT GARDEN**

Shingle driveway with parking for several vehicles.

## **GARAGE**

Part converted to small storage area. Power and light.

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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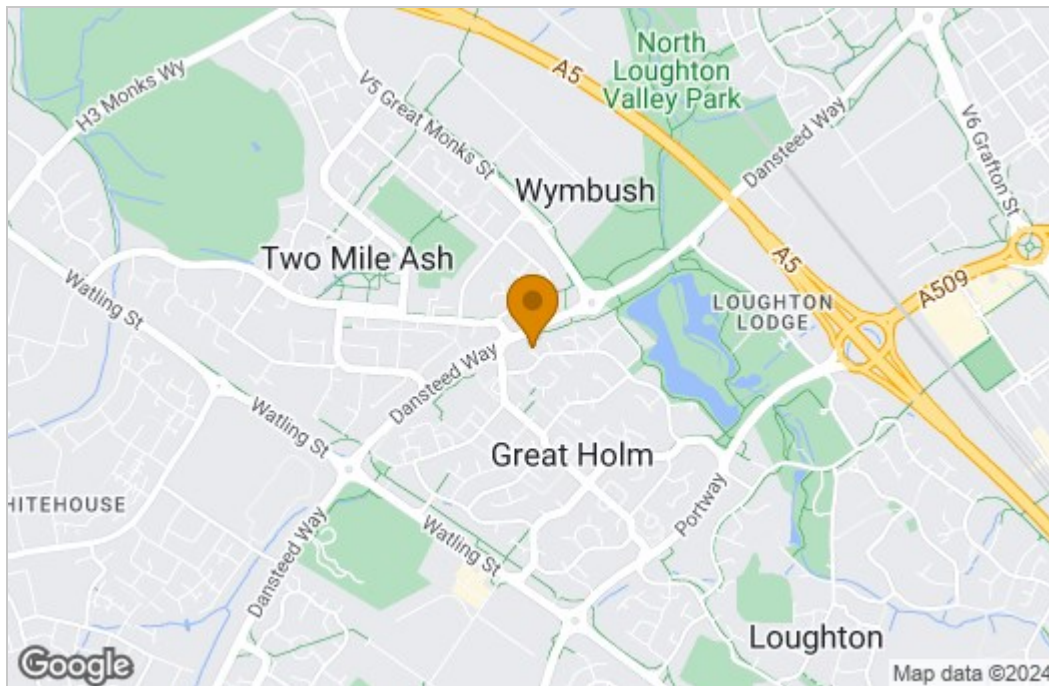
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# Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH  
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk