

## 2 Upper Stone Hayes, Milton Keynes, MK14 5ER

**£725,000**

CAULDWELL are delighted to bring to the market as sole agents, this very special detached family home that needs to be viewed to fully appreciate the size, quality and level of thought that has gone into designing what this property is today. Starting off with a spacious entrance hall that leads in one direction to the triple aspect extended living room complete with bi-folding doors, a part vaulted ceiling and a built in media centre and then the other side of the entrance hall is into the open plan, dual aspect kitchen dining & family space. The kitchen area features some luxury fittings including stone worksurfaces, 2 Smeg ovens alongside 2 Smeg combi microwaves, gas and induction hob and a great array of storage space. From here you can enter the handy utility room that again has great storage and leads to the cloakroom and also into the integral garage.

Towards the back of the house you enter the versatile office or fifth bedroom, this then leads to an en-suite shower room.

On the first floor, all four first floor bedrooms are positioned off the landing, bedroom one also has a walk through dressing room leading to the en-suite. shower room Bedroom two is a great size and features an en-suite bathroom, whilst bedrooms three and four have their own en-suite shower rooms. Outside the space is also very impressive; the rear garden is enclosed, offers a large patio area and plenty of space for garden furniture. To the front the block paved driveway would easily fit around five cars with a lawned area either side, this then leads to the integral double garage that offers power and light.

The property is positioned in a small cul-de-sac of similar homes around 3 miles from central MK and the mainline train station. The property also offers easy access to the M1 motorway, surrounding amenities, villages and schools.

Energy rating C. Council tax band F.

## **COUNCIL TAX BAND F**

### **ENTRANCE HALL 20'6" x 7'1" (6.26 x 2.18)**

Double glazed doors and windows to front. Tiled flooring. Underfloor heating. Dog leg stairs to first floor landing and double glazed window to rear on half landing. Understairs storage cupboard. Arch ways to both sides to living room and kitchen/diner.

### **LIVING ROOM 33'0" x 13'0" (10.08 x 3.97)**

Double glazed window to front and rear. Double glazed bi folding doors to side. Two skylight windows. Part vaulted ceiling. Two radiators. Built in shelving unit. Built in media wall.

### **KITCHEN/DINER 19'10" x 15'9" (6.06 x 4.81)**

'L' shaped room

Double glazed French doors to rear. Double glazed window to front. Fitted with wall and base units with Quartz worksurfaces and sink drainer with mixer and boiling water tap. Two Smeg ovens and two Smeg combination microwaves. Integral dishwasher. Space for American style fridge freezer. Four ring gas hob and two ring induction hob with extractor over. Space saving corner unit. Under cupboard lighting. Tiled flooring with under floor heating. Door to utility room and bedroom five.

### **UTILITY ROOM 12'8" x 9'3" (3.87 x 2.83)**

Selection of wall and base units with worksurfaces incorporating stainless steel sink and mixer tap. Plumbing for washing machine. Space for tumble dryer. Double glazed door and window to side. Tiled flooring. Under floor heating. Door to cloakroom and double garage.

### **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Double glazed window to side. Tiled flooring with under floor heating.

### **OFFICE/BEDROOM FIVE 10'6" x 10'7" (3.22 x 3.24)**

Double glazed window to rear. Underfloor heating. Door to ensuite.

### **ENSUITE**

Double glazed window to side. Three piece suite comprising walk in shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Tiled walls. Flooring with under floor heating.

### **FIRST FLOOR LANDING**

Stairs from entrance hall. Access to part boarded loft space with drop down ladder. Radiator. Doors to all rooms.

### **BEDROOM ONE 10'8" x 10'4" (3.26 x 3.17)**

Double glazed window to rear. Radiator. Television and connection points. Arch to dressing room.

### **DRESSING ROOM 10'8" x 6'3" (3.27 x 1.92)**

Double glazed window to rear. Fitted wardrobes with mirror sliding doors and additional wardrobes, drawer units and dressing table. Tiled flooring with under floor heating. Door to ensuite.

### **ENSUITE**

Double glazed window to rear. Three piece suite comprising double shower cubicle with spa mains shower, low level wc and wash hand basin in vanity surround. Electric shaver point. Extractor fan. Heated towel rail.

### **BEDROOM TWO 15'1" x 10'11" (4.62 x 3.34)**

Two double glazed windows to front. Radiator. Door to ensuite

### **ENSUITE**

Double glazed obscure window to front. Three piece suite comprising bath with mixer tap and mains shower over, low level wc and wash hand basin. Electric shaver point. Extractor fan. Heated towel rail. Tiled walls and flooring. Under floor heating.

### **BEDROOM THREE 13'11" x 9'1" (4.26 x 2.77)**

Double glazed window to front. Radiator. A selection of built in wardrobes with internal shelving unit. Door to ensuite.

### **ENSUITE**

Double glazed obscure window to front. Three piece suite comprising double shower cubicle with mains shower, low level wc and wash hand basin in vanity surround. Electric shaver point. Extractor fan. Tiled walls. Tiled flooring with under floor heating,

### **BEDROOM FOUR 10'5" x 8'6" (3.19 x 2.61)**

Double glazed window to rear. Radiator. Door to ensuite.

### **ENSUITE**

Double glazed obscure window to rear. Three piece suite comprising double shower cubicle with mains shower, low level wc and wash hand basin in vanity surround. Electric shaver point. Extractor fan. Heated towel rail. Tiled walls. Tiled flooring with under floor heating.

### **FRONT GARDEN & DRIVEWAY**

Laid to lawn with small borders.

Block paved driveway for five cars.

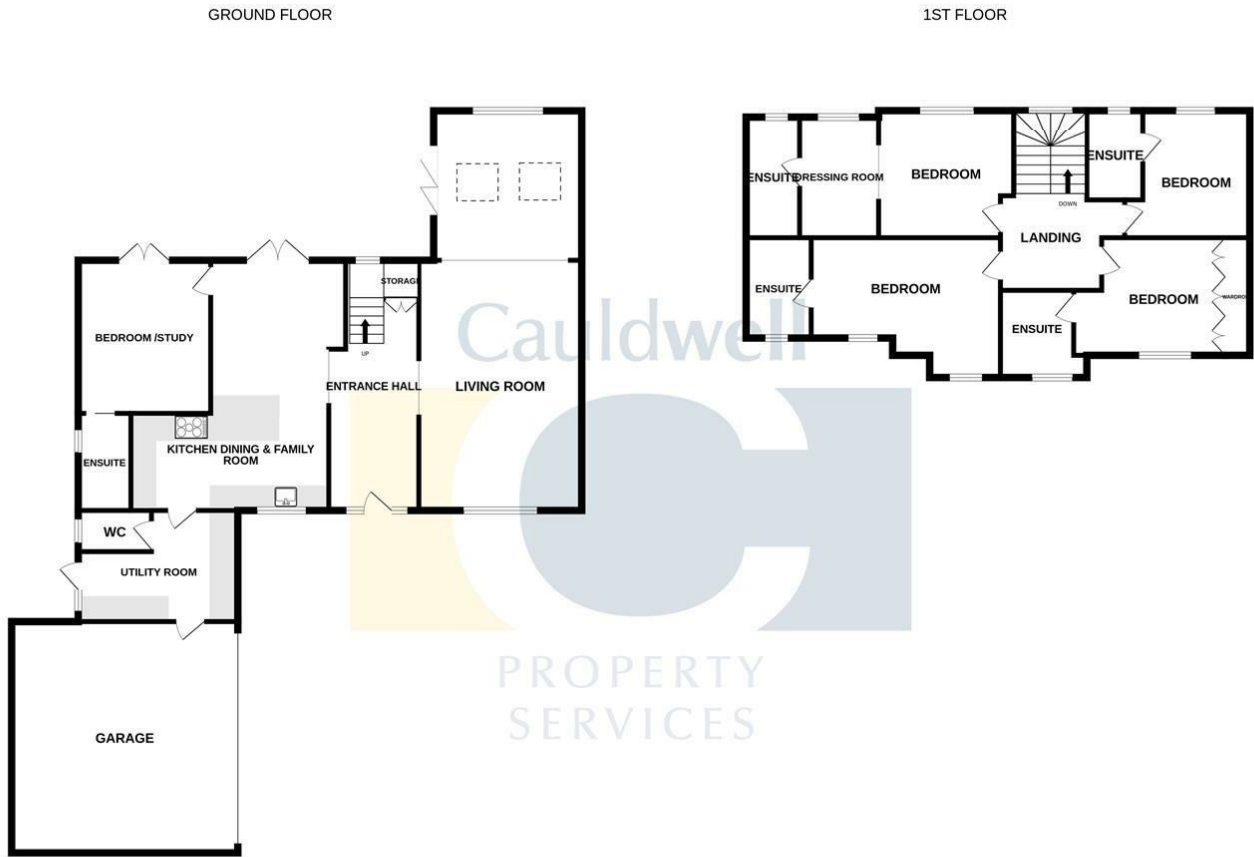
### **DOUBLE GARAGE 18'3" x 17'10" (5.57 x 5.44)**

Up and over electric door. Power and lighting. Wall mounted central heating boiler.

### **REAR GARDEN**

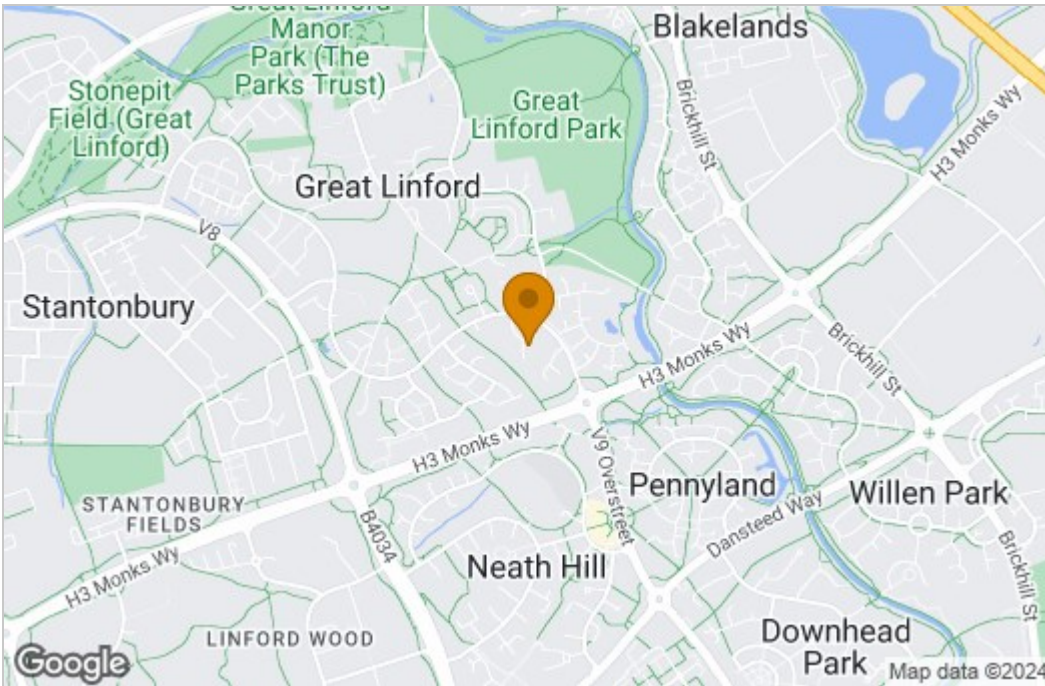
Mainly laid to lawn. Rear width sandstone patio with extending pathway to additional patio seating area. Outside power point. Gated access to front.

# Floor Plan

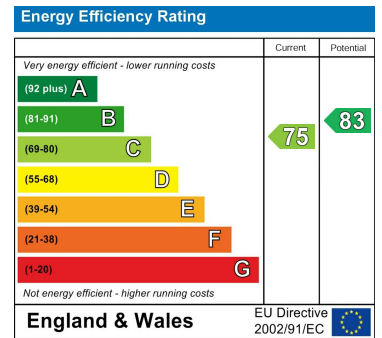


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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