



Cauldwell

PROPERTY SERVICES



5 Doppler Grove, Milton Keynes, MK10 9UU Offers Over £540,000

CAULDWELL are delighted to offer for sale this stunning family home with accommodation set over three floors, situated within the sought-after location of Oakgrove. The property is tastefully decorated in neutral colours and boasts a balcony, roof terrace, Juliet balcony, en-suite shower room and large feature windows creating plenty of light making this an ideal family home and not one to be missed. Accommodation briefly comprises; entrance hall, downstairs cloakroom, a stylish modern kitchen, family and dining room, with French doors leading to the rear garden, living room with French doors leading to the balcony (currently being used as a bedroom), three well-proportioned bedrooms, en-suite shower room to the principal bedroom and a Juliet balcony and a family bathroom. Outside there are front and rear gardens, driveway and carport. Energy Rating B.

Council Tax Band D.

This stunning property is located east side of Milton Keynes is within close proximity to the M1, central Milton Keynes and MK railway station. There are nearby local amenities including Waitrose, Costa Coffee and Oakgrove School Catchment. Ouzel Valley Park is also close by, offering beautiful picturesque walks.

ENTRANCE HALL

Front entrance door. Stairs to first floor. Door to cloakroom, kitchen/diner. Radiator. Double glazed window to side and front.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator. Frosted double glazed window to front. Skimmed ceiling with inset lighting,

KITCHEN/DINER 25'9" x 9'10" to 13'5" (7.86 x 3.02 to 4.11)

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Built in oven, four ring hob and extractor hood. Built in fridge freezer, dishwasher and washing machine. Double glazed window to side. Door to carport. Double glazed French doors to rear. Double glazed windows to either side. Two radiators.

FIRST FLOOR LANDING

Doors to living room, bathroom and bedrooms.

LIVING ROOM 11'4" x 15'7" (3.46 x 4.75)

Double glazed window to front and rear. Double glazed French doors to balcony to front. Double panelled radiator.

BEDROOM TWO 13'5" x 10'1" (4.11 x 3.08)

Two double glazed windows to front. Radiator.

BEDROOM THREE 13'6" x 9'1" (4.12 x 2.78)

Double glazed window to rear. Radiator.

BATHROOM

Three piece suite comprising panelled bath with mixer tap and shower over, low level wc and wash hand basin with mixer tap. Frosted double glazed window to side,. Heated towel rail.

SECOND FLOOR LANDING

MASTER BEDROOM 13'5" x 10'1" (4.10 x 3.08)

Double glazed French doors to front leading to Juliette balcony. Double glazed door to side leading to balcony. Radiator Door to ensuite. Airing cupboard housing boiler. Double glazed window to side and rear.

ENSUITE

Three piece suite comprising double shower cubicle with wall mounted shower, low level wc and wash hand basin. Frosted double glazed window to side. Skimmed ceiling. Extractor. Heated towel rail.

REAR GARDEN

Enclosed and laid mainly to lawn with patio area and wooden fence surround. Car port to side. Gated access to rear garden.

FRONT GARDEN

Laid to lawn with path to front door with storm porch.

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



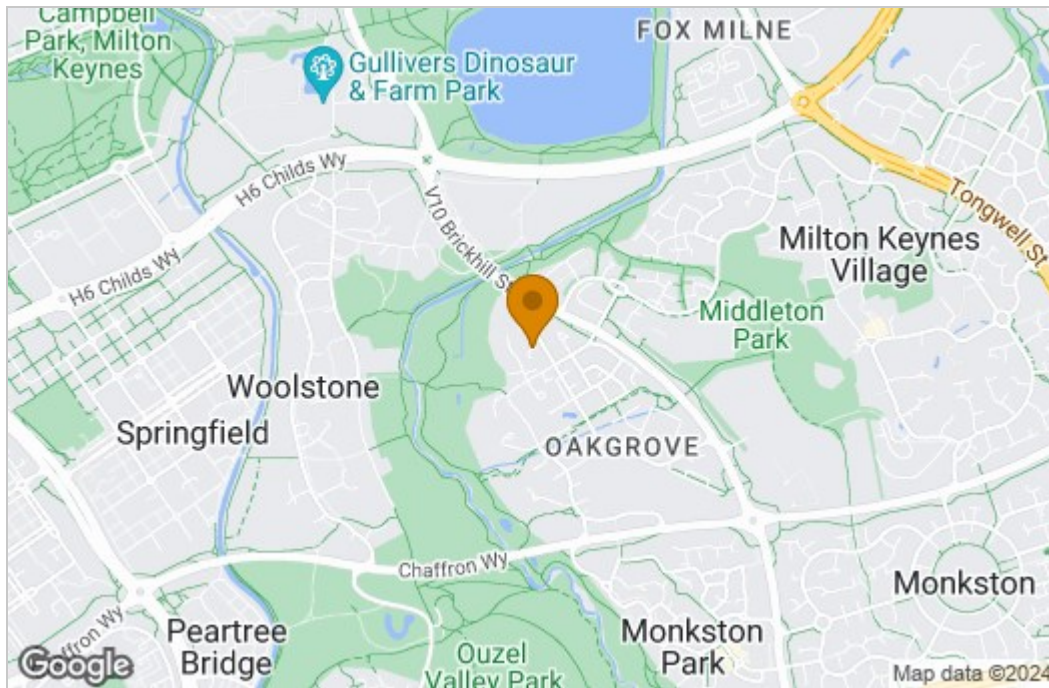
TOTAL FLOOR AREA : 1335sq.ft. (124.0 sq.m.) approx.

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		87	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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