

7 Scarborough Gardens, Milton Keynes, MK4 4LS

£750,000

CAULDWELL are delighted to be appointed sole agents of this stunning family home, situated on a small private road of similar homes in a traffic free location opposite a spinney. The property is presented like a show home throughout and is simply ready to move in, improved by the current owners despite being only 6 years old and still under NHBC warranty. The space on offer needs to be seen internally to be appreciated, there are five double bedrooms across the upper two floors all with either built in wardrobe storage or ample space for freestanding furniture. There is a four piece en-suite bathroom to the main bedroom, along side a four piece family bathroom on the first floor, on the top floor is an additional bathroom servicing the two bedrooms on this floor.

On the ground floor, the feeling of space starts as soon as you walk into the entrance hall. This leads to the bay fronted study, striking kitchen dining family room and also to the bay fronted living room. Behind here is a formal dining room that connects back to the kitchen and has French doors out to the garden. The kitchen space features integral white goods, French doors leading to the rear garden and quartz worksurfaces, there is then a handy utility room located from here that leads to a cloakroom.

Outside there is ample block paved driveway parking to the side that leads to the detached double garage. The garage has been part converted to now offer an entertainment room with French doors leading back into the rear garden. This has been made low maintenance with a full width sandstone patio, artificial lawn and composite decking area.

Council tax band: F
Energy rating: B

COUNCIL TAX BAND

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

ENTRANCE HALL

Double glazed door to front. Radiator. Understairs storage cupboard. Amtico flooring. Stairs to first floor landing. Doors to study, living room and kitchen/diner/family room.

STUDY 9'6" x 9'2" max into bay (2.92 x 2.80 max into bay)

Double glazed bay window to front with fitted shutters. Radiator. Amtico flooring.

LIVING ROOM 12'2" x 17'6" max into bay (3.71 x 5.35 max into bay)

Double glazed bay window to front with fitted shutters. Two radiators. Television point. Telephone point. Double doors to dining room.

DINING ROOM 9'5" x 12'9" (2.88 x 3.90)

Double glazed French doors and windows to rear. Radiator. Amtico flooring. Door to kitchen/diner/family room.

KITCHEN/DINER/FAMILY ROOM 19'4" x 14'11" max (5.90 x 4.57 max)

Double glazed window to rear. Double glazed French doors and windows to rear. Fitted with a range of wall and base units with Granite worksurfaces and one and half bowl sink drainer. Double electric oven, five ring gas hob with extractor over. Integral dishwasher, fridge and freezer. Two radiators. Amtico flooring. Door to utility room.

UTILITY ROOM

Double glazed door to side. Base units with worksurfaces. Stainless steel sink drainer. Integral washing machine. Wall mounted central heating boiler. Amtico flooring. Extractor fan. Door to cloakroom.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Heated towel rail. Extractor fan.

FIRST FLOOR LANDING

Stairs from entrance hall. Feature window to front. Storage cupboard. Airing cupboard. Radiator.

BEDROOM ONE 11'10" x 12'10" (3.62 x 3.93)

Double glazed window to rear. Radiator. Built in wardrobes with mirrored sliding doors. Door to ensuite.

ENSUITE

Fitted four piece suite comprising double shower cubicle with mains shower, bath, close coupled wc and wash hand basin. Double glazed obscure window to rear. Heated towel rail. Extractor fan.

BEDROOM FOUR 12'9" x 9'8" (3.89 x 2.95)

Double glazed window to front and side. Radiator. Built in wardrobes with sliding doors.

BEDROOM FIVE 9'6" x 9'10" (2.92 x 3.01)

Double glazed windows to front. Radiator. Built in wardrobes with sliding doors.

FAMILY BATHROOM 9'7" x 9'9" (2.93 x 2.98)

Four piece suite comprising bath, shower cubicle with mains shower, close coupled wc and wash hand basin. Heated towel rail. Extractor fan.

SECOND FLOOR LANDING

Stairs from first floor landing.

BEDROOM TWO 15'8" x 11'10" (4.78 x 3.63)

Some restricted head height.

Double glazed window to front and sky light to rear. Two radiators. Fitted wardrobes and chest of drawer storage. Access to loft space.

BEDROOM THREE 15'8" x 9'10" (4.79 x 3.00m)

Some restricted head height

Double glazed window to front and sky light to rear. Two radiators.

SECOND FLOOR BATHROOM

Three piece suite comprising bath, close coupled wc and wash hand basin. Heated towel rail. Extractor fan. Double glazed sky light window to rear.

FRONT GARDEN

Laid to artificial lawn with hedge borders and pathway to front door.

REAR GARDEN

Landscaped rear garden with sandstone patio area leading to artificial lawn and composite decking area. Outside tap. Gated access to side to driveway.

ENTERTAINMENT ROOM 15'3" x 9'9" (4.65 x 2.99)

(originally the garage) Two up and over doors to front. Power and light. Roof storage space. Personal door to garden.

Double glazed French doors to side. LED lighting. Television point.

SIDE GARDEN

Block paved driveway parking for approx four vehicles leading to part converted double garage.

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

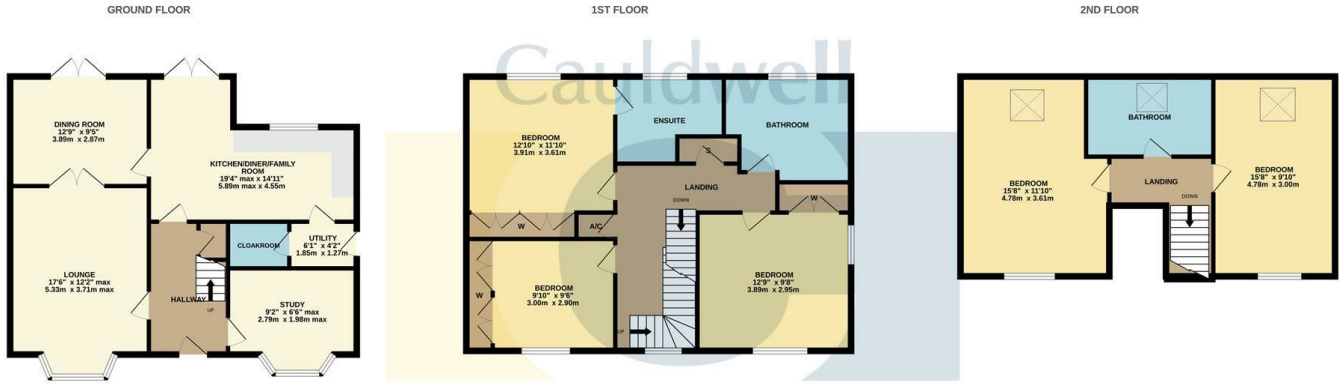
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Floor Plan



PROPERTY

TOTAL FLOOR AREA : 2099sq.ft. (195.0 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			
(81-91) B		87	93
(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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