

# Cauldwell

PROPERTY SERVICES



## 25 Gainsborough Close, Milton Keynes, MK8 0NA

**£500,000**

CAULDWELL are pleased to offer for sale this impressive extended detached family home in the sought after development of Grange Farm. This spacious family home with accommodation over two floors, offers everything you could possibly desire with well proportioned bedrooms and incredible living space across the ground floor. The ground floor comprises; entrance hall, family room, 20' stylish modern kitchen diner with French doors to rear garden, lounge with a feature fireplace, 15' home office with an additional reception room to the ground floor. To the first floor; there is an en-suite shower room to the principal bedroom, four bedrooms and a family bathroom. Outside there is a block paved driveway for three vehicles and an enclosed rear garden. Energy rating C. Council tax band D.

Grange Farm is located on the edge of Milton Keynes to the west of the city bordering Hazeley Wood, which links to the North Bucks Way. The development has a parade of shops which includes a convenience store, hairdressers, cafe/coffee shop, takeaway restaurant and an Indian restaurant. Secondary education is at the successful Hazeley School.

EPC score: C  
Council tax band: D



### **ENTRANCE HALL**

Front entrance door. Stairs to first floor. Understairs storage cupboard. Radiator. Coving to skimmed ceiling. Doro to cloakroom.

### **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Radiator. Skimmed ceiling. Extractor.

### **KITCHEN 19'10" x 8'5" (6.05 x 2.58)**



Re-fitted with a range of soft close wall and base units with worksurfaces incorporating stainless steel sink. Built in oven, four ring hob and two ring induction hob. Feature extractor. Plumbing for washing machine. Built in dishwasher. Space for American style fridge freezer. Wall mounted boiler. Splash back tiling. Opening to dining room.

### **DINING ROOM EXTENSION 10'10" x 8'5" (3.31 x 2.58)**

Double glazed French doors and windows to either side to rear. Part vaulted ceiling. Opening to breakfast area.

### **BREAKFAST AREA 9'1" x 8'7" (2.79 x 2.62)**



Vaulted ceiling. Double glazed window to rear.

### **STUDY 15'0" x 8'3" (4.59 x 2.52)**



garage conversion

Double glazed window to front. Skimmed ceiling. Opening to family room. Fitted desk, storage units and wardrobe.

### **FAMILY ROOM 12'1" x 8'2" (3.69 x 2.49)**



Tiled shower cubicle with wall mounted shower. Double glazed window to rear.

### **LIVING ROOM 15'0" x 12'10" (4.58 x 3.92)**



Fireplace and surround. Coving to skimmed ceiling. Radiator. Two double glazed windows to front.

### **FIRST FLOOR LANDING**

Doors to all rooms. Coving to skimmed ceiling. Radiator. Loft access. Airing cupboard.

**BEDROOM ONE 12'9" x 9'7" (3.90 x 2.94)**



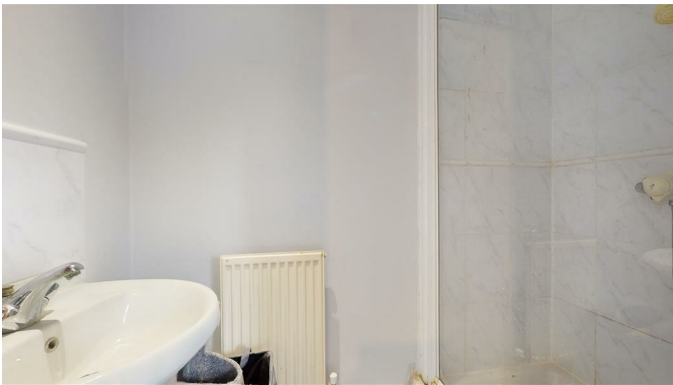
Double glazed window to rear. Double door built in cupboard. Door to ensuite. Radiator

**BEDROOM TWO 9'11" x 10'11" (3.04 x 3.33)**



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

**ENSUITE**



Two piece suite comprising tiled shower cubicle and wash hand basin. Radiator.

**BEDROOM THREE 15'6" x 7'4" (4.74 x 2.26)**



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

**BEDROOM FOUR 9'8" x 7'4" (2.95 x 2.26)**

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

**BATHROOM**



Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Part tiled walls. Shaver point. Extractor. Skimmed ceiling with inset lighting

**REAR GARDEN**

Enclosed and laid to lawn with patio and decking area. Gated side access. Outside lighting, tap and power.

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.

The above details have been submitted to our

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# Floor Plan



TOTAL FLOOR AREA : 1098sq.ft. (102.0 sq.m.) approx.

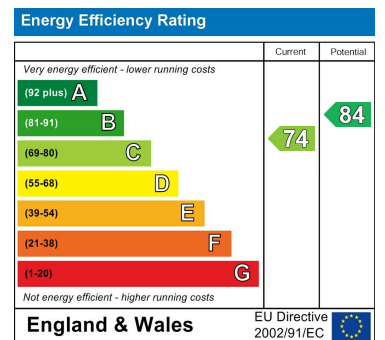
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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