

Cauldwell

PROPERTY SERVICES



10 Campania Close, Milton Keynes, MK10 9BB

£775,000

CAULDWELL are proud to offer for sale this executive five bedroom detached family home occupying an enviable corner plot, set in a beautiful position on the edge of Milton Keynes village. This extremely well presented and spacious family home set over three floors boasts a double garage with a large block paved driveway, landscaped rear garden and a well-maintained front garden. The property is presented to the highest of standards and offers bright and living space.

On the ground floor, the feeling of space starts as soon as you walk into the entrance hall. This leads to the generous size dual aspect living room which invites an abundance of natural light, a conservatory has been added with views over the beautiful garden, a formal dining room that leads to a stylish high specification kitchen with state-of-the-art appliances. The property boasts five double bedrooms over the first and second floor, all of which have built in wardrobes. On the first floor, you will find the spacious main bedroom with a dressing area and an en-suite shower room, guest, bedroom five and a family bathroom. To the second floor, there are two further good size double bedrooms and a and a separate shower room. Council tax band G. Energy rating C.

Middleton is part of Milton Keynes Village, one of the original settlements which dates back to Saxon times and is mentioned in the Domesday Book as Middleton. The location is highly desirable given its close proximity to Junction 14 of the M1, Kingston district centre and school catchment. Middleton primary school is currently rated as 'Outstanding' and Oakgrove Secondary as 'Good' by Ofsted. Other amenities include The Swan pub/restaurant and Middleton Pavilion.

ENTRANCE HALL 13'6" x 6'7" (4.12 x 2.03)



Front entrance door. Understairs storage cupboard. Cloaks cupboard. Radiator. Coving to skimmed ceiling with inset lighting. Door to cloakroom, living room and kitchen/breakfast room.

CLOAKROOM



Re-fitted two piece suite comprising low level wc and wash hand basin. Heated towel rail. Half tiled walls. Tiled flooring Frosted double glazed windows to side. Skimmed ceiling with inset lighting,.

LIVING ROOM 22'4" x 11'8" (6.82 x 3.56)



Double glazed window to front and sliding double glazed doors to rear. Opening to dining room. Built in media centre with television and feature electric fire. Two radiators Coving to skimmed ceiling. Opening to dining room,.

DINING ROOM 9'1" x 11'4" (2.79 x 3.46)



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

CONSERVATORY 10'3" x 11'4" (3.14 x 3.47)



Brick and UPVC double glazed construction. Double glazed French doors to garden. Tiled flooring. Power and lighting.

KITCHEN 22'4" x 9'4" to 7'7" (6.81 x 2.87 to 2.33)



Re-fitted with a range of soft close wall and base units with Quartz worksurfaces incorporating a sink drainer and mixer tap. Rangemaster cooker with induction hob and extractor hood. Built in washing machine and dishwasher. Built in bin store. Under unit lighting. Space for tumble dryer. Skimmed ceiling with inset lighting. Triple aspect window to front. Double glazed window to rear. Double glazed door to driveway. Radiator. Space for American style fridge freezer.

FIRST FLOOR LANDING



Doors to bathroom, bedroom one, two and five. Stairs to second floor. Radiator.

BEDROOM ONE 13'6" x 11'7" (4.14 x 3.55)



Dual aspect room with double glazed window to front and either side. Arch to dressing room. Radiator

DRESSING AREA



Two built in wardrobes. Radiator. Double glazed window to rear.

ENSUITE



Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Skimmed ceiling with inset lighting. Extractor. Part tiled walls.

BEDROOM TWO 16'8" x 9'4" (5.10 x 2.85)



Double glazed window to front. Double door built in cupboard. Door to ensuite. Skimmed ceiling. Radiator.

ENSUITE



Three piece suite comprising panelled bath with mixer tap and shower attachment, low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to rear. Skimmed ceiling with inset lighting. Extractor.

BEDROOM FIVE 11'4" x 9'3" (3.46 x 2.84)



Double glazed window to rear. Radiator. Double door built in wardrobe. Skimmed ceiling with inset lighting.

SECOND FLOOR LANDING

Door to bedroom three, four and shower room.

BEDROOM THREE 9'6" x 11'9" (2.90 x 3.59)



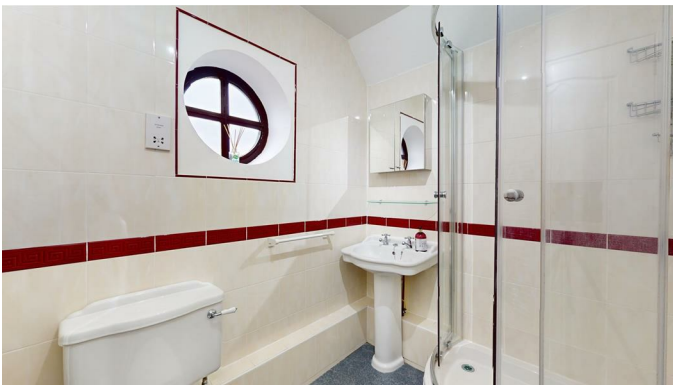
Restricted head height
Double glazed window to front. Two double door built in wardrobes.

BEDROOM FOUR 9'10" x 11'9" (3.0 x 3.59)



Restricted head height
Double glazed window to front. Door to built in cupboard.

SHOWER ROOM



Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Shaver point. Extractor. Skimmed ceiling. Heated towel rail. Tiled walls.

REAR GARDEN



Enclosed rear garden laid to lawn with patio area and further shingle patio area. Brick and wooden fence surround. Mature tree, flower and shrub borders. Gated side access. Outside power and lighting. Access to double garage.

FRONT GARDEN

Laid mainly to lawn with storm porch. Block paved driveway and shingle area, Outside lighting.

DOUBLE GARAGE

Up and over doors. Boarded storage area.

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

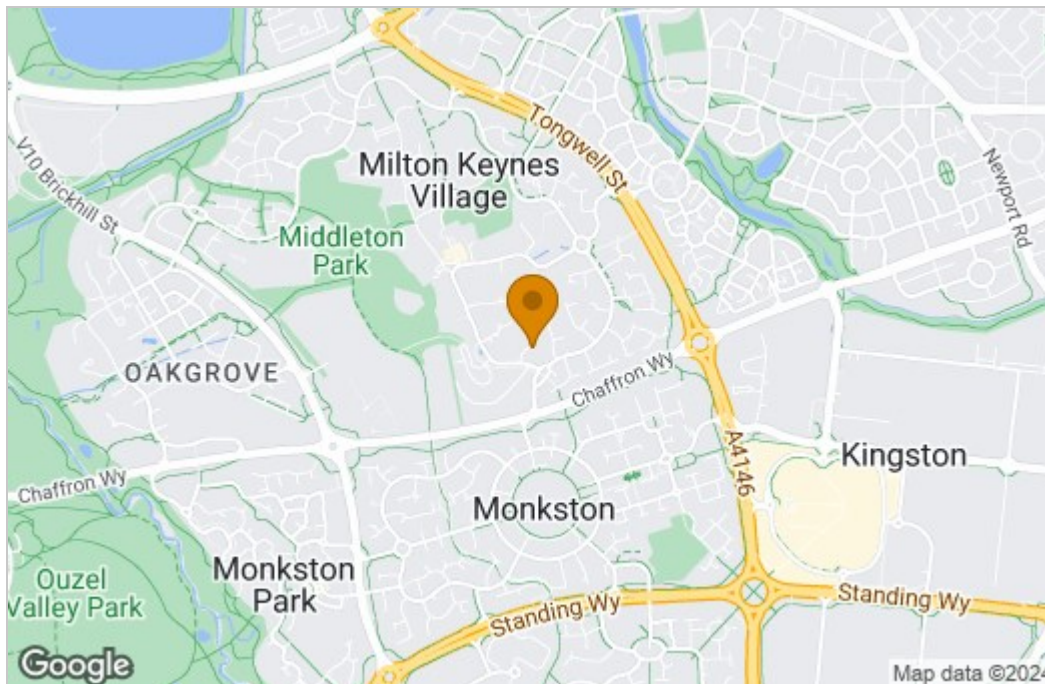


TOTAL FLOOR AREA : 1862sq.ft. (173.0 sq.m.) approx.

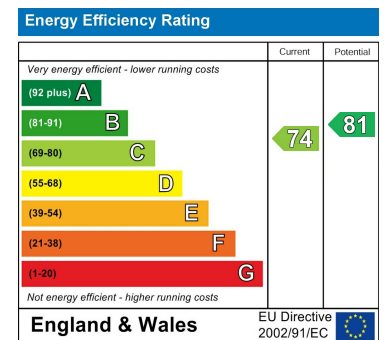
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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