

# Cauldwell

PROPERTY SERVICES



## 21 Milton Road, Broughton, MK10 9RA

**£800,000**

CAULDWELL are proud to offer for sale this fully refurbished, beautifully presented six bedroom family home, occupying an enviable corner plot within the highly desirable area of Broughton (on the edge of Broughton village). This meticulously designed property boasts spacious accommodation across three floors, perfect for families or those seeking ample 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 living room which invites an abundance of natural light, a high specification open plan kitchen with a stylish central island, state-of-the-art appliances including and an American style fridge/freezer, the breakfast area overlooks the manicured garden. Further accommodation comprises of a utility room, downstairs cloakroom and a separate family room allowing residents to enjoy their own space without disturbances. Moving up to the first floor, you will find three well proportioned bedrooms, providing plenty of space for relaxation and storage. Two of these bedrooms include refitted en-suites, providing convenience and privacy. Ascending to the second floor, you will discover a stunning principal bedroom with a luxurious en-suite and built in wardrobes, two further bedrooms and a modern refitted family bathroom. Outside, the house features an attractive enclosed rear garden, providing a peaceful oasis for outdoor activities and entertaining. There is off road parking for two cars and a part converted double garage. Broughton Fields Primary and MK Prep School are located on the development and Walton High Brooklands Campus is in neighbouring Brooklands. The area also features a local centre and is within close proximity of Kingston Centre with a Tesco superstore, Boots, amongst other high street shops and food centres. Willen Lake is within a short driving distance, as Central Milton Keynes shopping centre & Train Station. Energy rating C. Council tax band G.

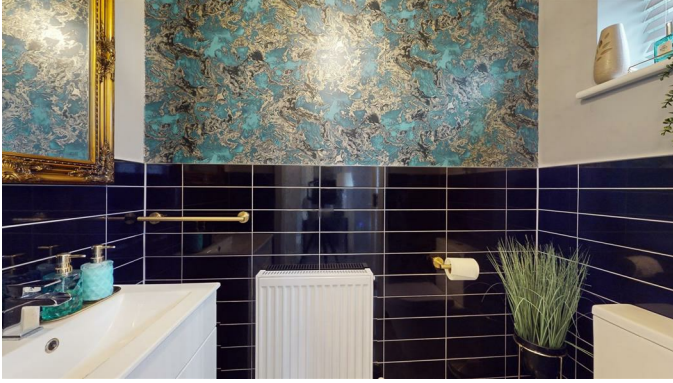


## ENTRANCE HALL



Storm porch over front entrance door. Stairs to first floor. Understairs storage area. Door to cloakroom, kitchen/diner and living room. Tiled flooring. Frosted double glazed window to front.

## DOWNSTAIRS CLOAKROOM



Frosted double glazed window to front aspect. Two piece suite comprising wash hand basin in vanity unit and a low level wc. Tiled splash back. Radiator.

## LIVING ROOM 16'5" x 16'4" (5.02 x 4.98)



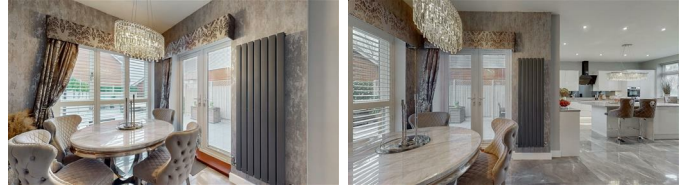
Two double glazed windows to side and double glazed window to front. Radiator. High ceilings. Feature electric fire with media wall surround. Skimmed ceiling.

## KITCHEN 19'3" x 18'7" (5.89 x 5.67)



Double glazed window to front and rear. Re-fitted with a range of soft close wall and base units with Quartz worksurfaces incorporating sink drainer and mixer tap. Two built in double ovens, five ring hob with feature extractor hood. Built in dishwasher and American style fridge freezer with double height built in freezer. Radiator. High Ceiling with inset lighting. Central island unit with Quartz worksurface, quartz breakfast bar with built in charging station.

## BREAKFAST AREA 9'2" x 8'1" (2.81 x 2.48)



Opening to inner hall way. Double glazed window to rear and Double glazed French doors to rear garden. Skimmed ceiling. Radiator.

## INNER HALL WAY

(Part garage conversion)

Door to family room and utility room. Tiled flooring. Store cupboard. Radiator.

## UTILITY ROOM



Fitted with wall and base units with worksurface and sink drainer unit. Plumbing for washing machine. Space for tumble dryer. Service door to garage. High ceiling with inset lighting Extractor. Radiator. Double glazed frosted window and door to rear.

## FAMILY ROOM 14'3" x 14'3" to 10'7" (4.36 x 4.36 to 3.25)



(Garage conversion)

Double glazed window to side. Radiator. Skimmed ceiling with inset lighting.

## FIRST FLOOR LANDING

Stairs to second floor. Doors to bedroom two, three and six. Skimmed ceiling. Radiator.

## ENSUITE



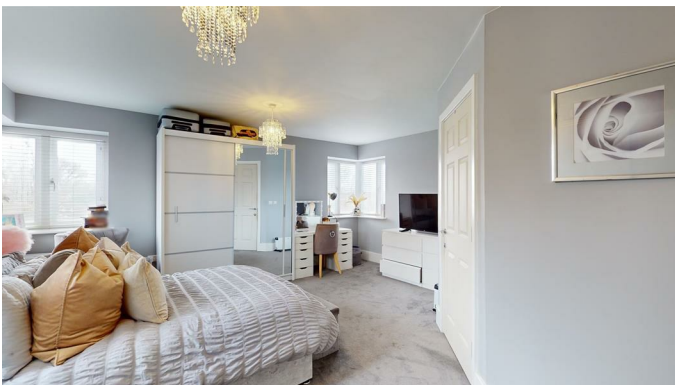
Re-fitted three piece suite comprising 'P' shaped bath with shower over, low level wc and wash hand basin in soft close cupboard surround. Frosted double glazed window to rear. Tiled flooring and walls. Heated towel rail. Skimmed ceiling with inset lighting. Extractor.

**BEDROOM TWO 19'2" x 13'3" (5.86 x 4.06)**



Double glazed window to front and rear. Skimmed ceiling. Door to ensuite.

**BEDROOM THREE 16'5" x 16'2" (5.02 x 4.95)**



Double glazed windows to front, rear and side. Skimmed ceiling. Radiator. Door to ensuite.

## ENSUITE



Re-fitted suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin with soft close cupboard surround. Heated towel rail. Tiled flooring. Skimmed ceiling with inset lighting. Extractor.

**BEDROOM SIX 7'2" x 10'5" (2.19 x 3.19)**



Double glazed window to front. Radiator. Skimmed ceiling.

## SECOND FLOOR LANDING



Double glazed window to rear. Airing cupboard with storage shelving. Skimmed ceiling. Radiator. Doors to bedroom one, four and five.



### **BEDROOM ONE 16'5" x 13'0" (5.02 x 3.97)**



Double glazed Juliette balcony to front with double glazed windows to front, side and rear. Skimmed ceiling. Loft access. Double door built in wardrobe and further built in cupboard. Skimmed ceiling. Radiator. Door to ensuite.

### **ENSUITE**



Re-fitted three piece suite comprising double tiled shower cubicle, low level wc and wash hand basin with soft close cupboard surround. Heated towel rail. Frosted double glazed windows to rear. Tiled walls. Tiled flooring. Skimmed ceiling with inset lighting. Extractor.

### **BEDROOM FOUR 14'11" x 9'4" (4.57 x 2.87)**



Restricted head height. Double glazed window to front. Radiator. Skimmed ceiling.

### **BEDROOM FIVE 14'11" x 9'8" (4.56 x 2.97)**



Restricted head height. Double glazed window to rear. Radiator. Skimmed ceiling.

### **BATHROOM**



Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin with soft close cupboard surround. Frosted double glazed window to front. Tiled flooring and walls. Heated towel rail. Skimmed ceiling with inset lighting. Extractor fan.

### **REAR GARDEN**

A landscaped rear garden, laid manly to patio with brick and wooden fence surround. Outside tap, power and lighting. Gated side access.

### **PART CONVERTED GARAGE**

Up and over door. Power and light. Double glazed window to side.

### **FRONT GARDEN**

Laid to patio with iron fence surround and Laurel hedge border. Outdoor lighting.

### **COUNCIL TAX BAND**

Council tax band G. 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

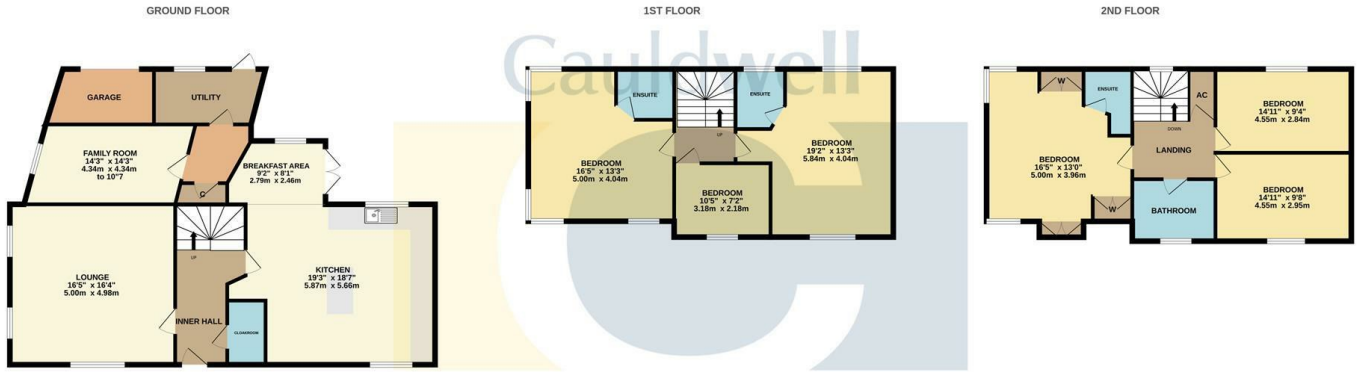
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# Floor Plan



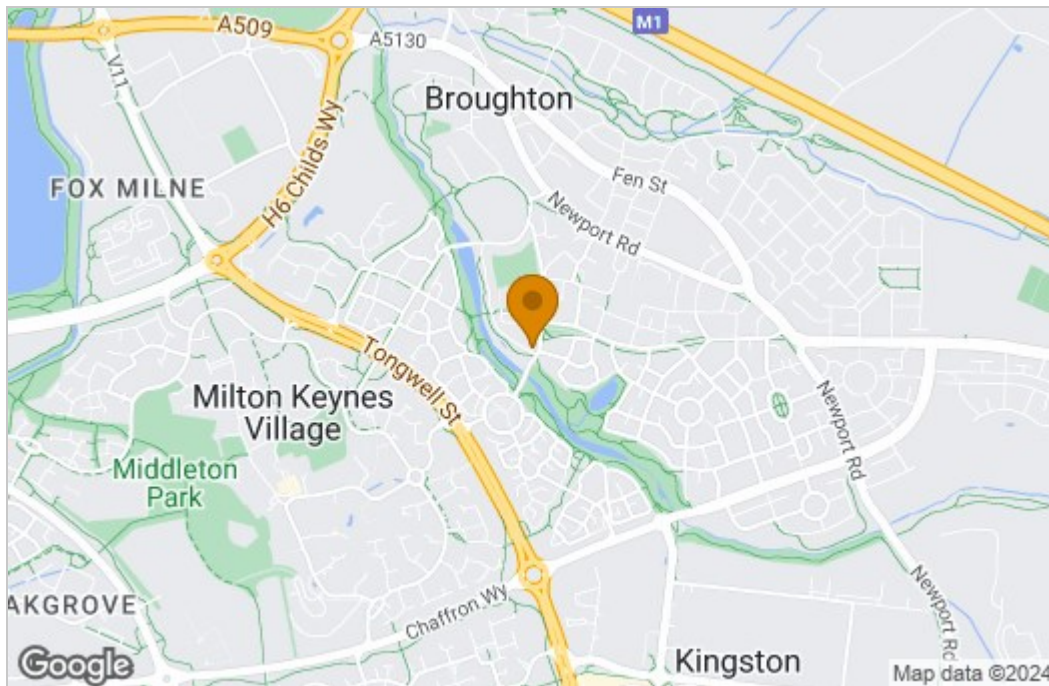
## PROPERTY

TOTAL FLOOR AREA : 2422sq.ft. (225.0 sq.m.) approx.

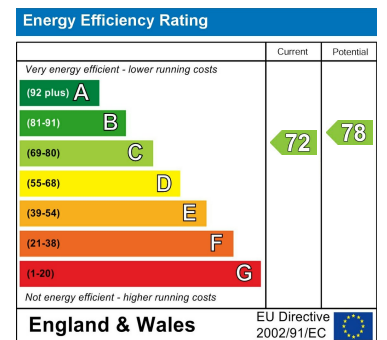
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# Area Map



# Energy Efficiency Graph



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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH  
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk