



Cauldwell

PROPERTY SERVICES



27 Bernay Gardens, Bolbeck Park, MK15 8QD Price Guide £479,995

A beautiful extended four bedroom semi detached family home, situated within the highly desirable area of Bolbeck Park. This spacious and versatile property offers a perfect combination of modern living. As you approach the house, you are greeted by an inviting front porch, step inside, and you will be immediately impressed by the open and airy layout. The ground floor features a bright and spacious lounge, leading to an additional dining area, family room, downstairs cloakroom, bedroom four/study, a modern and well-equipped kitchen features high-end appliances and a Granite work surface and a conservatory. Upstairs, you will find spacious bedrooms that provide a peaceful retreat after a long day. The main bedroom boasts an en-suite shower room, three bedrooms and a refitted family bathroom. Outside, the extended house offers a low maintenance rear garden offering a high degree of privacy, front garden and a double width block paved driveway. Energy rating tbc. Council tax band D.

Bolbeck Park is a popular area situated to the north east side of Milton Keynes, just a short drive away from from the various shops and amenities in CMK & Newport Pagnell. Nearby features include The Grand Union Canal and Willen lake with Central Milton Keynes and junction 14 of the M1 only a short drive away.

ENTRANCE PORCH

Double glazed with door to entrance hall.

ENTRANCE HALL



Understairs storage cupboard. Door to open plan living space, bedroom four/study and cloakroom. Coving to skimmed ceiling. Hardwood flooring.

BEDROOM FOUR/STUDY 10'9" x 7'8" (3.30 x 2.34)



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

CLOAKROOM

Re-fitted two piece suite comprising low level wc and wash hand basin. Heated towel rail. Tiled walls and flooring. Frosted double glazed window to front. Skimmed ceiling.

LOUNGE/DINING ROOM

LIVING AREA 18'1" x 10'9" (5.53 x 3.29)



Double doors leading to conservatory with double glazed windows to either side. Opening to dining area.

DINING AREA 10'5" x 9'11" (3.18 x 3.04)



Hardwood flooring. Door to kitchen and family room (garage conversion) Skimmed ceiling.

FAMILY ROOM 16'10" x 7'8" (5.14 x 2.34)



Double glazed window to front. Radiator. Skimmed ceiling. Opening to kitchen.

KITCHEN 6'9" x 15'10" (2.07 x 4.85)



into extension

Fitted with a range of soft close wall and base units with granite worksurface incorporating sink drainer and mixer tap. Space for Range cooker with stainless steel extractor. Built in dishwasher and washing machine. Feature radiator. Two double glazed windows to rear and double glazed sky light and door to rear.

FIRST FLOOR LANDING

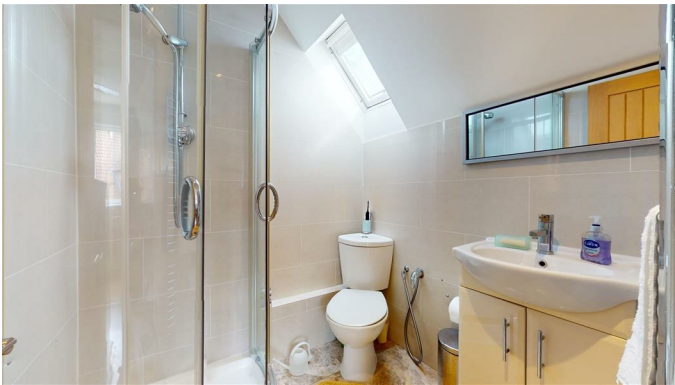
Door to all rooms. Airing cupboard. Double glazed sky light to front.

BEDROOM ONE 12'7" x 10'3" (3.86 x 3.13)



Built in wardrobe. Double glazed window to rear. Radiator.

ENSUITE



Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Tiled flooring. Double glazed sky light to side.

BEDROOM TWO 12'8" x 10'9" (3.87 x 3.28)



Restricted head height
Double glazed window to rear. Three door fitted wardrobe. Skimmed ceiling.

BEDROOM THREE 10'10" x 10'11" (3.32 x 3.33)



Double glazed window to front. Radiator. Skimmed ceiling.

BATHROOM

Re-fitted three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin.

REAR GARDEN



An enclosed and secluded rear garden, laid mainly to patio with hedgerow and fence surround.

FRONT GARDEN

Double width block paved driveway and lawned front garden.

COUNCIL TAX BAND

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

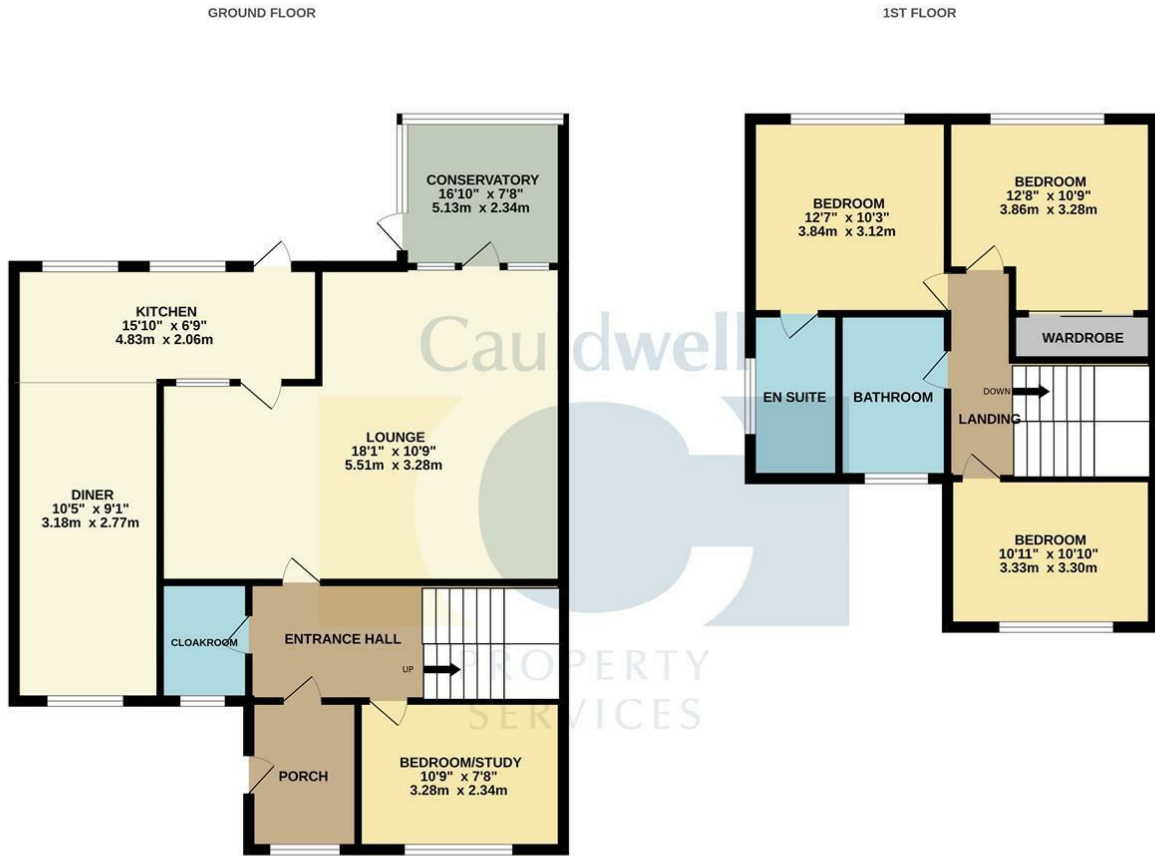
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their 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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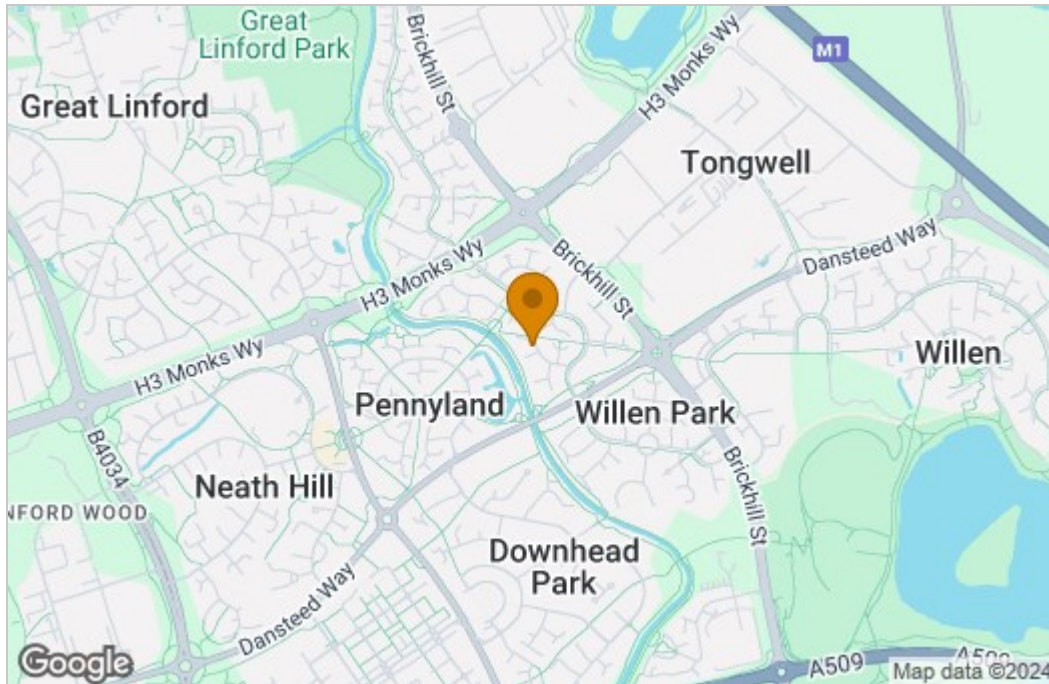
Floor Plan



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 | | | |
| (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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