



Cauldwell

PROPERTY SERVICES



1 Cloebury Paddock

Woolstone, Milton Keynes, MK15 0HP

£685,000



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ENTRANCE HALL

Window and door to front. Radiator. Door to inner hallway. Door to coat and shoe cupboard. Door to study. Security alarm system.

STUDY

10'5 x 7'10 (3.18m x 2.39m)

Double-glazed window to front. Radiator. Telephone point.

INNER HALLWAY

Stairs to first floor landing. Understairs storage space. Radiator. Doors to kitchen/breakfast room, living room and dining room.

DINING ROOM

13'11 x 9'3 (4.24m x 2.82m)

Double-glazed window to front. Radiator.

LIVING ROOM

17'2 x 12'2 (5.23m x 3.71m)

Double-glazed window to side. French doors and windows to rear. Two radiators. Gas fire and surround. Television point. Wall lights.

CONSERVATORY

11'9 x 11'0 (3.58m x 3.35m)

Brick and UPVC double-glazed construction. Double-glazed sliding door to side. Tiled flooring. Radiator. Wall lights. Ceiling blinds.

KITCHEN/BREAKFAST ROOM

13'7" x 9'10 (4.14m x 3.00m)

Double-glazed windows to rear and side. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and waste disposal unit. Electric Neff oven, four ring hob and extractor hood. Plumbing for dishwasher. Space for fridge freezer. Radiator. Tiled flooring. Door to utility room.

UTILITY ROOM

10'6" x 5'0" (3.22 x 1.54)

Double-glazed window to front. Door to side. Fitted wall

and base units. Sink drainer and mixer tap. Plumbing for washing machine. Space for tumble dryer. Wall mounted central heating boiler. Radiator. Tiled flooring.

CLOAKROOM

Double-glazed obscure window to rear. Two-piece suite comprising close coupled wc and wash hand basin. Radiator.

GALLERIED FIRST FLOOR LANDING

Dog leg staircase from entrance hall. Picture window to rear. Radiator. Storage cupboard. Access to part boarded loft space.

BEDROOM ONE

15'4" x 12'7" max into bay (4.67m x 3.84m max into bay)

Double-glazed bay window to front with additional double-glazed windows to front and side. Two built-in double wardrobes. Radiator. Television point. Door to ensuite.

ENSUITE

Double-glazed obscure window to side. Five-piece suite comprising bath with mixer tap and shower over, bidet, shower cubicle with mains shower, wash hand basin and close coupled wc. Electric shaver point Radiator. Extractor fan.

BEDROOM TWO

10'9" x 10'4" (3.28m x 3.15m)

Double-glazed windows to rear and side. Built-in double wardrobe. Radiator.

BEDROOM THREE

10'4" x 9'11" (3.15 x 3.03)

Double-glazed windows to front and side. Built-in double and single wardrobes. Radiator.

BEDROOM FOUR

9'9" x 8'3" (2.97m x 2.51m)

Double-glazed window to front. Built-in double wardrobe. Radiator.

BATHROOM

Double-glazed obscure window to rear. Four-piece suite comprising bath with mixer tap and shower over, shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Extractor fan.

FRONT GARDEN

Block paved driveway parking for four vehicles. Small bedded garden area.

DOUBLE GARAGE

One double up and over door. Door to garden and side. Power and light.

REAR GARDEN

A low maintenance rear garden with shaped sandstone patio areas, shingle stone and mature well stocked borders. Outside tap. Gated access to front. Door to double garage &

COUNCIL TAX BAND

Council tax band F. 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 &

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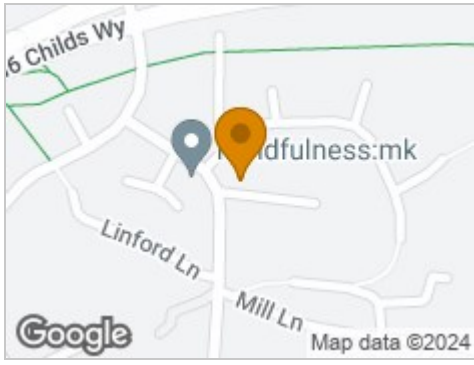
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Road Map



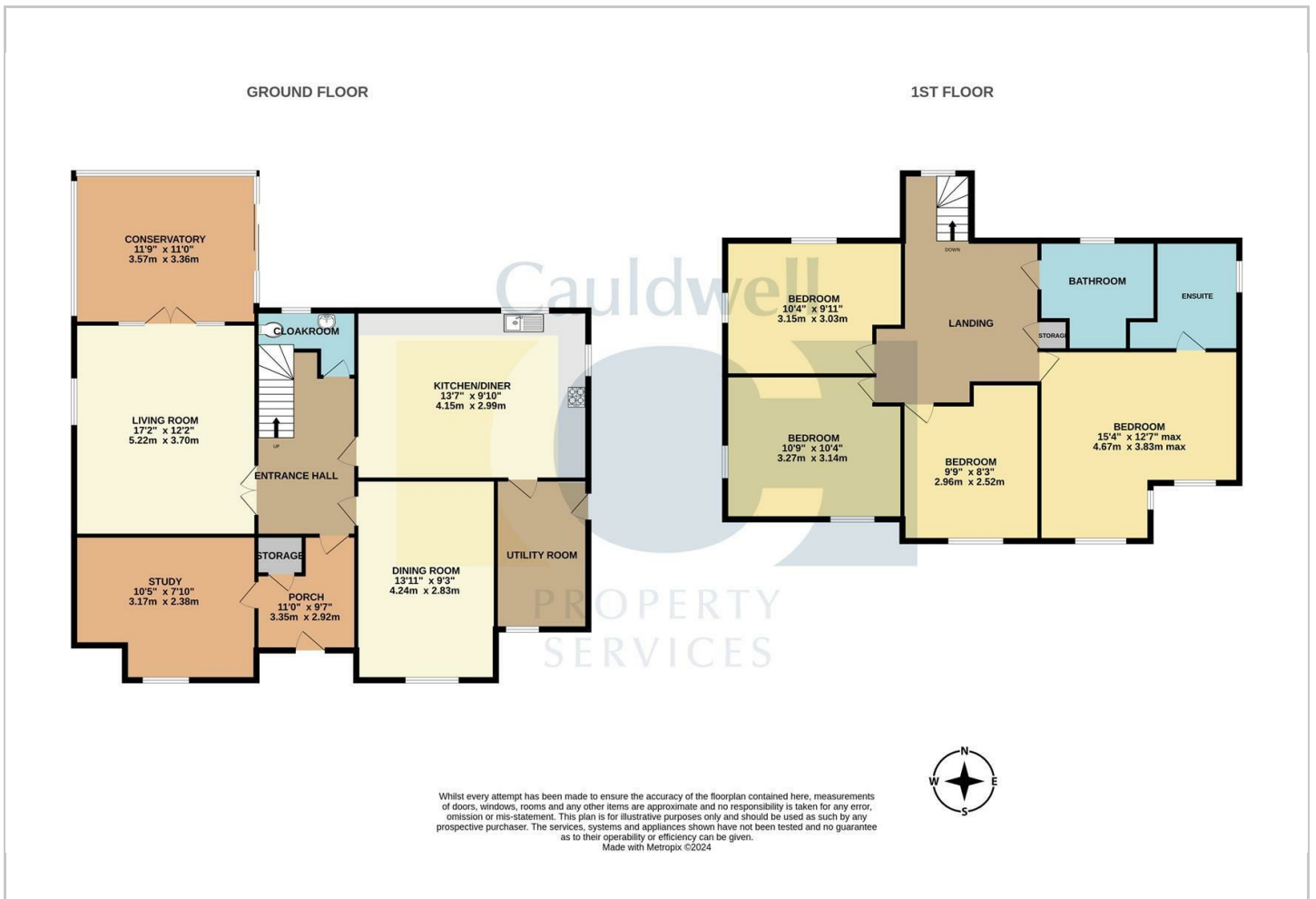
Hybrid Map



Terrain Map



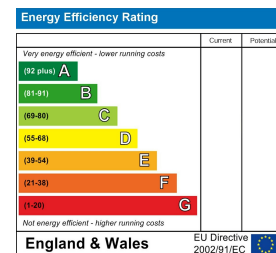
Floor Plan



Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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