

# Cauldwell

PROPERTY SERVICES



## 16 Milland Way, Oxley Park, MK4 4GU Offers Over £365,000

Introducing a visionary blend of sustainable living and contemporary comfort in the heart of Oxley Park. This remarkable 4-bedroom terrace eco home embodies modern elegance while prioritizing eco-conscious design principles, offering a harmonious fusion of style, functionality, and environmental responsibility.

Step inside to discover a spacious and light-filled interior, the open-plan layout seamlessly connects the living, dining, and kitchen areas, providing a versatile space for both relaxation and entertaining.

Ascend the staircase to the second floor, where you'll find the main bedroom, a balcony overlooking the surrounding greenery. There is also another double bedroom and shower room on this floor. The second floor has two further double bedrooms and a bathroom. Outside there is an enclosed rear garden with patio and stoned area.

Designed with sustainability in mind, this eco home boasts energy-efficient heating and cooling systems and high-performance insulation, reducing both carbon footprint and utility.

Conveniently located in Oxley Park, residents enjoy easy access to a variety of local amenities, including shops, restaurants, parks, and schools. Nearby green spaces and nature reserves offer endless opportunities for outdoor recreation and exploration, further enhancing the appeal of this eco-friendly home. Energy rating tbc. Council tax band D.

## ENTRANCE

Entrance through front door into entrance hall. Stairs leading to first floor. Under stair storage cupboard. Door to utility/cloakroom, door through to open plan living space. Radiator. Skimmed ceiling and inset lighting.

## UTILITY/CLOAKROOM

Two piece suite. Low level wc, wash hand basin with mixer tap and splash back tiles. Heated towel rail. Plumbing for washing machine. Frosted triple glazed window to the rear. Built in cupboard. Skimmed ceiling with inset lighting.

## OPEN PLAN LIVING AREA 27'4" x 10'0" (8.34 x 3.05)



Skimmed ceiling. Sliding triple glazed door to the rear. Radiator.

## KITCHEN DINING AREA



Fitted kitchen fitted with a range of wall and base units. Roll top work surfaces incorporating a stainless steel sink and drainer with stainless steel mixer tap. Built in dishwasher, built in oven, four ring hob and extractor over. Built in fridge freezer. Triple glazed window to the front. skimmed ceiling with inset lighting.

## FIRST FLOOR LANDING

Stairs leading to second floor. Doors leading to bedrooms one, two and family shower room. Skimmed ceiling with inset lighting. Triple glazed door leading to balcony. Radiator.

## BEDROOM ONE 10'0" x 14'2" (3.06 x 4.33)



Triple glazed window to the front. Radiator.

## BEDROOM TWO 12'9" x 10'0" (3.89 x 3.06)

Triple glazed window to the rear. Radiator.

## SHOWER ROOM



Three piece suite. Double shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap. Shaver point, Chrome towel rail. Skimmed ceiling with inset lighting.

## SECOND FLOOR LANDING

Sky light. Triple glazed door to balcony. Doors to bedrooms three and four and family bathroom.

## BEDROOM THREE 10'0" x 14'11" (3.05 x 4.55)

Half vaulted skimmed ceiling with inset lighting. Double glazed window to the rear. Radiator.

## BEDROOM FOUR 10'0" x 12'0" (3.05 x 3.68)



Triple glazed corner window to the front. Half vaulted skimmed ceiling with inset lighting. Radiator.

## FAMILY BATHROOM



Three piece suite. Panelled bath with stainless steel mixer tap and shower attachment. Low level wc, wash hand basin with mixer tap. Triple glazed frosted window to the rear. Built in cupboard. Chrome towel rail.

## REAR GARDEN



Enclosed rear garden laid mainly to shingle. Patio area. Wooden fence surround.

## 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.

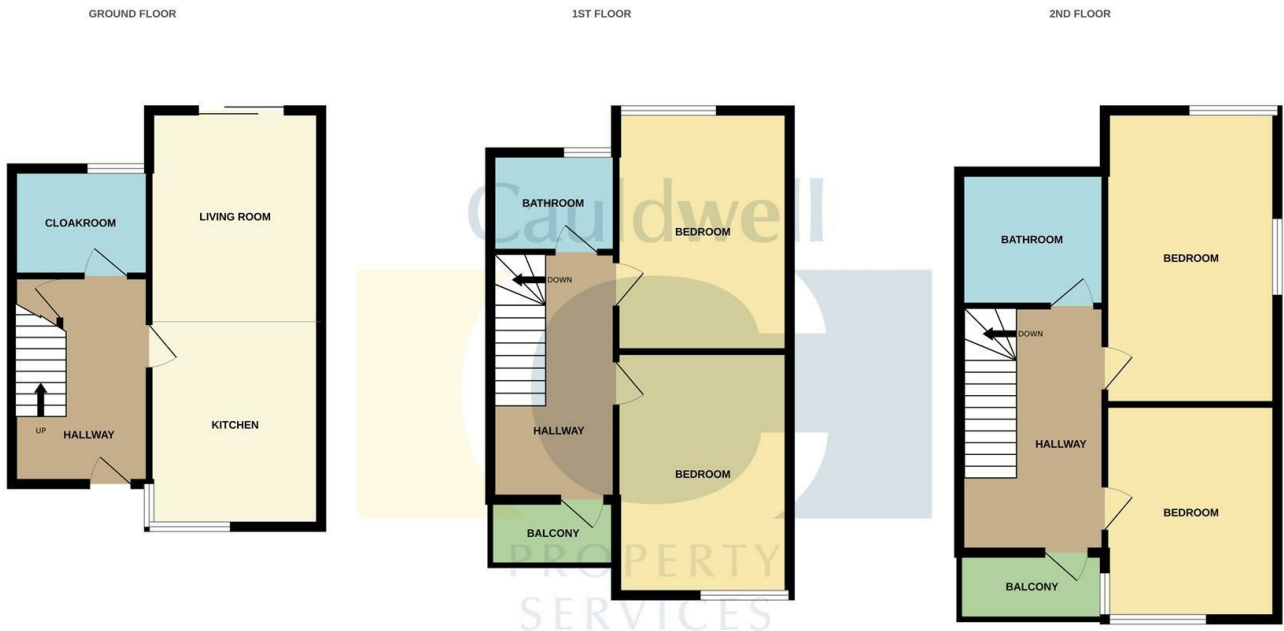
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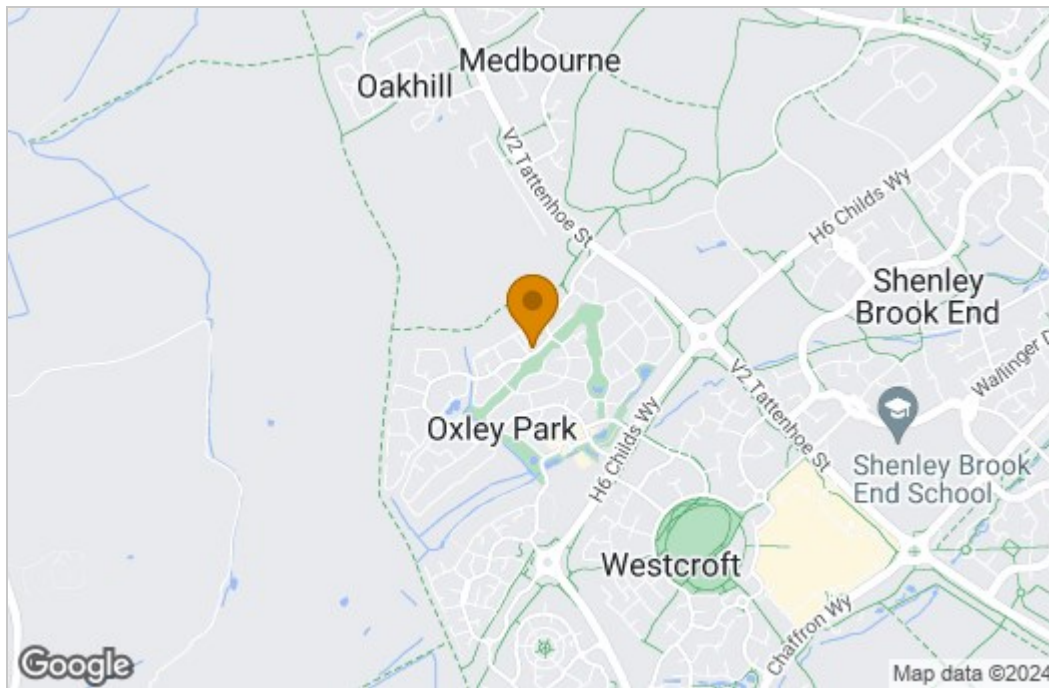
# Floor Plan



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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