

# Cauldwell

PROPERTY SERVICES



## 9 Downing Close, Milton Keynes, MK3 6EP

**£539,995**

Welcome to this charming Four Bedroom Detached Home in Downing Close, Bletchley. Situated less than four miles to Bletchley train station, this property offers the perfect blend of comfort and style for discerning homeowners.

The entrance hall seamlessly connects the living, dining, and kitchen area, providing ample space for both relaxation and entertainment. Enter into a bright and airy living space, adorned with dual aspect windows that invite natural light to flood the room.

The heart of the home boasts a sleek and contemporary kitchen, complete with high-end appliances, ample storage space, and stylish countertops. Whether you're a culinary enthusiast or simply enjoy hosting gatherings, this kitchen is sure to impress. The downstairs concludes with a refitted cloakroom and glass balustrade staircase leading to the first floor.

Retreat to one of four generously-sized bedrooms, each offering a peaceful sanctuary for rest and relaxation. The main suite features a refitted ensuite, providing a refreshing beginning to your day. The upstairs concludes with a conveniently situated family bathroom.

## ENTRANCE HALL



Stairs to first floor with glass balustrade. Double glazed window to front. Door to cloakroom. kitchen/breakfast room, living room and dining room. Double glazed window to rear. Radiator. Slimmed ceiling. Understairs storage cupboards.

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator. Tiled walls. Frosted double glazed window to front.

## KITCHEN/BREAKFAST ROOM 15'6" x 14'7" (4.73 x 4.45)



Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Built in double oven, four ring induction hob and extractor hood. Two built in wine coolers. Built in washing machine and dishwasher. Space for American style fridge freezer. Double glazed window to front. Double glazed door to rear. Breakfast bar. Splash back tiling Skimmed ceiling with inset lighting. Radiator.

## LIVNG ROOM 21'7" x 11'6" (6.60 x 3.53)



Two double glazed windows to side. Double glazed door to rear garden Skimmed ceiling with inset lighting Two radiators.

## DINING ROOM 14'8" x 10'2" (4.49 x 3.10)



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

## FIRST FLOOR LANDING

Doors to all rooms. Access to loft space. Airing cupboard housing water tank. Storage cupboard. Double glazed frosted window to rear. Skimmed ceiling Radiator. Arch to inner hall way.

## INNER HALL WAY

Doors to bedrooms three and four. Double glazed window to side. Radiator. Skimmed ceiling.

## BEDROOM ONE 14'8" x 10'2" (4.49 x 3.11)



Dual aspect room with double glazed window to front and side. Skimmed ceiling. Radiator. Three door built in wardrobe. Door to ensuite.

## RE-FITTED ENSUITE



Three piece re-fitted suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Tiled walls and flooring. Heated towel rail. Frosted double glazed window to front. Skimmed ceiling with inset lighting

## BEDROOM TWO 14'8" x 9'4" (4.48 x 2.85)

Double glazed window to front and rear. Pull down loft hatch with fitted ladder. Skimmed ceiling. Radiator.

## BEDROOM THREE 11'7" x 10'3" (3.55 x 3.14)



Double glazed window to side. Radiator. Skimmed ceiling.

## **BEDROOM FOUR 6'7" x 11'1" (2.01 x 3.38)**



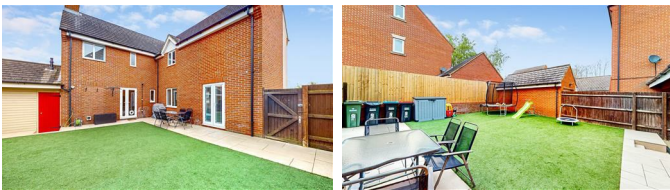
Double glazed window to side. Radiator. Skimmed ceiling.

## **BATHROOM**



Three piece suite comprising panelled bath with central tap and shower attachment , low level wc and wash hand basin. Heated towel rail. Part tiled walls . Tiled flooring. Frosted double glazed window to front. Skimmed ceiling. Extractor.

## **REAR GARDEN**



secluded rear garden mainly laid to artificial lawn. Patio area. Gated Access. Mixture of brick wall and wooden fence surround

## **CARPORT**

Driveway and enclosed car port.

## **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

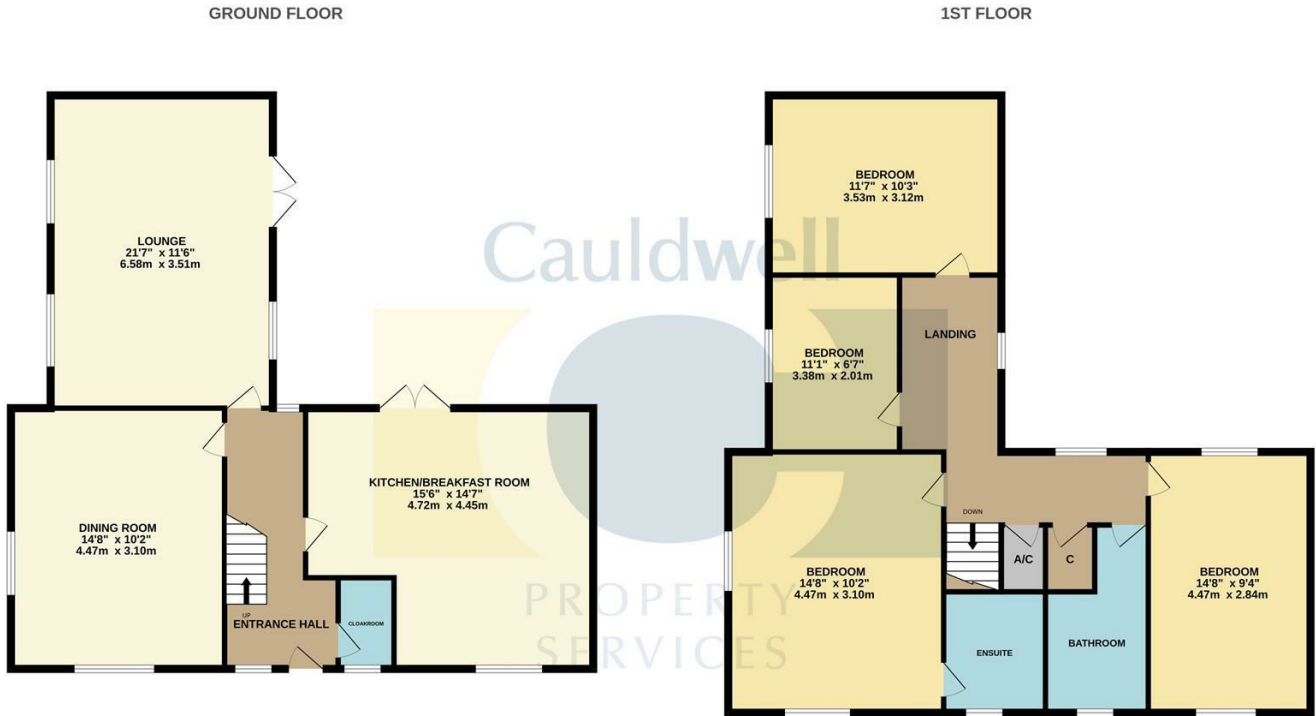
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# Floor Plan

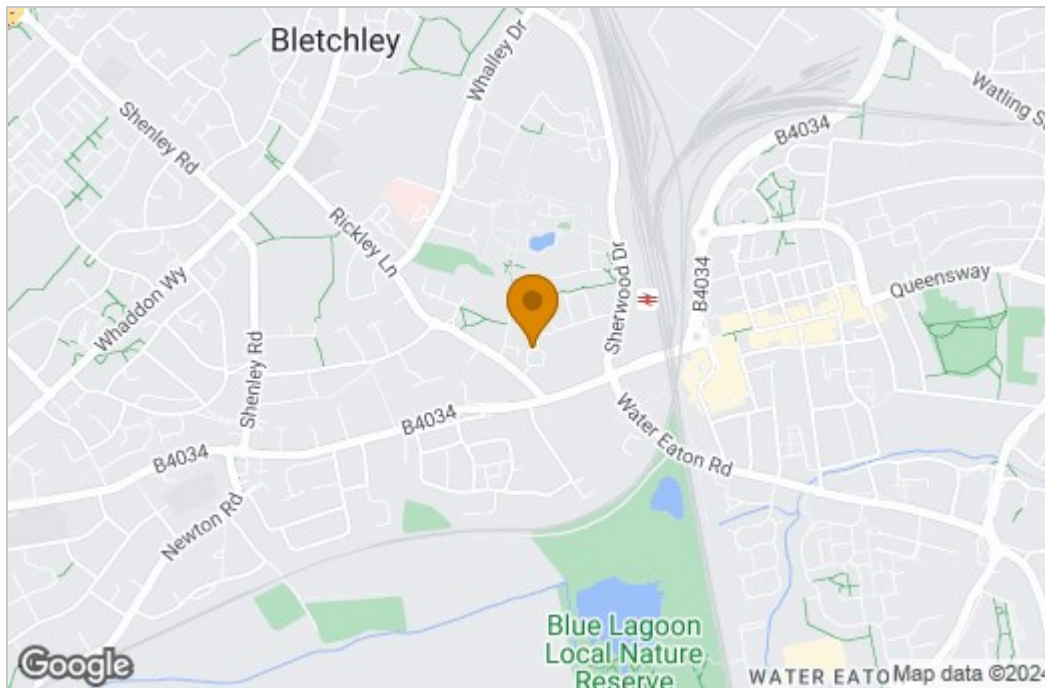


TOTAL FLOOR AREA : 1485sq.ft. (138.0 sq.m.) approx.

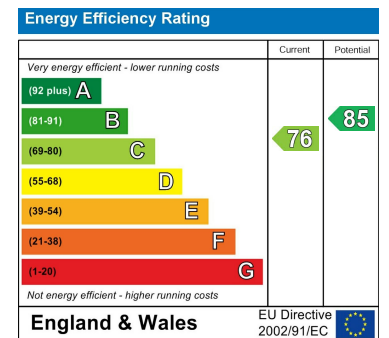
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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