

# Cauldwell

PROPERTY SERVICES



## 2 Curzon Place, Milton Keynes, MK7 8RB Offers In Excess Of £700,000

A stunning extended five bedroom detached house, located in the highly desirable area of Old Farm Park. This spacious home offers modern living and ample space for a growing family.

As you enter the property, you are greeted by an entrance hall from the storm porch that leads to the heart of the home. The living area is perfect for entertaining guests or spending quality time with family. On the ground floor there is a beautifully designed kitchen breakfast family room which features high-end appliances, sleek countertops, sky light windows and French doors leading to the rear garden, utility room, downstairs cloakroom, a formal study, separate dining room, a good size extended living room with French doors leading to the rear garden.

To the first floor the property boasts four generous bedrooms, each thoughtfully designed to provide comfort and privacy. The principal bedroom, features a luxurious en-suite bathroom with his and hers sink and a walk-in dressing room. The remaining bedrooms are equally spacious and offer plenty of natural light and a four piece family bathroom. To the second floor, there is large guest bedroom currently being used as a studio with a beautifully refitted en-suite shower room and a dressing room.

Step outside and be greeted by a well-maintained garden, perfect for outdoor gatherings or simply enjoying the sunshine. The property also benefits from a double width driveway and a double garage, ensuring ample parking space for residents and visitors alike. Council tax band F. Energy rating C.



### **ENTRANCE PORCH**

Door to entrance hall. Triple aspect double glazed window to front and side. Tiled flooring. Skimmed ceiling with inset lighting.

### **ENTRANCE HALL 11'10" x 9'3" (3.62 x 2.82)**



Doors to kitchen family room. Door to study, dining room and cloakroom. Two double glazed windows to front. Stairs to first floor. Radiator.

### **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin with cupboard surround. Tiled walls and flooring. Skimmed ceiling with inset lighting.

### **STUDY 10'0" x 7'9" (3.06 x 2.38)**

Two double glazed windows to front. Radiator. Coving to skimmed ceiling.

### **DINING ROOM 10'7" x 11'10" (3.23 x 3.63)**



Two double glazed windows to front. Radiator. Coving to skimmed ceiling.

### **LIVING ROOM 15'10" x 24'5" (4.85 x 7.46)**



into extension

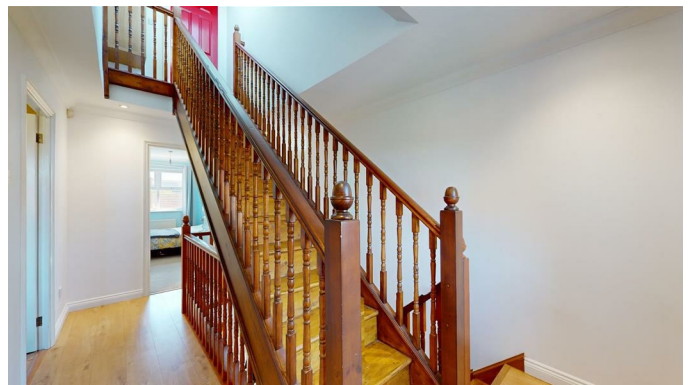
Double glazed French doors with windows either side. Two double glazed sky lights to rear. Skimmed ceiling with inset lighting. Feature fireplace and surround. Sliding internal doors to kitchen/family room. 7.1 surround sound fitted to walls.

### **KITCHEN BREAKFAST FAMILY ROOM 23'1" x 13'10" (7.06 x 4.24)**



Re-fitted kitchen with a range of soft close wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven, warming drawer and microwave and coffee maker, steamer, fridge freezer and separate fridge and dishwasher. Breakfast bar. Central island unit and induction hob. Feature extractor. Tiled flooring. Double glazed French doors and windows to either side to rear. Two double glazed windows to side. Two double glazed sky lights to rear. Skimmed ceiling inset lighting. Fitted 5.1 Bose surround sound.

### **FIRST FLOOR LANDING**



Stairs to second floor. Double glazed window to front. Coving to skimmed ceiling with inset lighting. Doors to bedrooms and bathroom. Storage cupboard.

### **BEDROOM ONE 11'9" x 10'9" (3.59 x 3.28)**



Arch to dressing room. Two double glazed windows to front. Radiator.

### **DRESSING ROOM**

Door to ensuite.

### **ENSUITE**



Re-fitted five piece suite comprising walk in tiled shower cubicle with shower, panelled bath with central mixer tap and shower over, low level wc and his and hers wash hand basins with cupboard surround. Frosted double glazed window to front. Tiled flooring and walls. Feature radiator. Frosted double glazed window to rear. Skimmed ceiling with inset lighting Extractor.

### **BEDROOM TWO 13'4" x 9'7" (4.07 x 2.93)**



'L' shaped room with open fitted cupboard. Double glazed window to rear. Radiator. Coving to skimmed ceiling.

### **BEDROOM THREE 10'10" x 8'4" (3.32 x 2.56)**



Double glazed window to rear. Radiator. Coving to skimmed ceiling.

### **BEDROOM FOUR 10'11" x 7'10" (3.33 x 2.40)**

Two double glazed windows to front. Radiator. Coving to skimmed ceiling.

### **BATHROOM**



Four piece suite comprising tiled shower cubicle with wall mounted shower, panelled bath with shower attachment, low level wc and wash hand basin. Frosted double glazed window to side. Heated towel rail. Part tiled walls.

### **SECOND FLOOR LANDING**

Opening to bedroom five.

### **BEDROOM FIVE 13'5" x 15'5" (4.09 x 4.72)**



Two double glazed sky lights to front. Two double glazed window to rear. Skimmed ceiling with inset lighting. Two radiators. Door to dressing room and ensuite.



## DRESSING ROOM 11'6" x 7'0" (3.53 x 2.14)



Restricted head height  
Double glazed sky light to front. Built in airing cupboard. Radiator.

## ENSUITE



Three piece suite comprising double shower cubicle with shower, low level wc and wash hand basin. Tiled walls and flooring. Frosted double glazed window to rear. Skimmed ceiling. Extractor.

## REAR GARDEN



A landscaped rear garden, laid mainly to lawn with patio and decking areas. Brick and wooden fence surround. Outside power and lighting. Gated side access. Perimeter lighting.

## FRONT GARDEN

Laid to shingle with flower and shrub borders with raised sleeper beds. Double width hardstanding driveway leading to detached double garage with electric door. Power and light.

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.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their

accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

**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.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

# Floor Plan

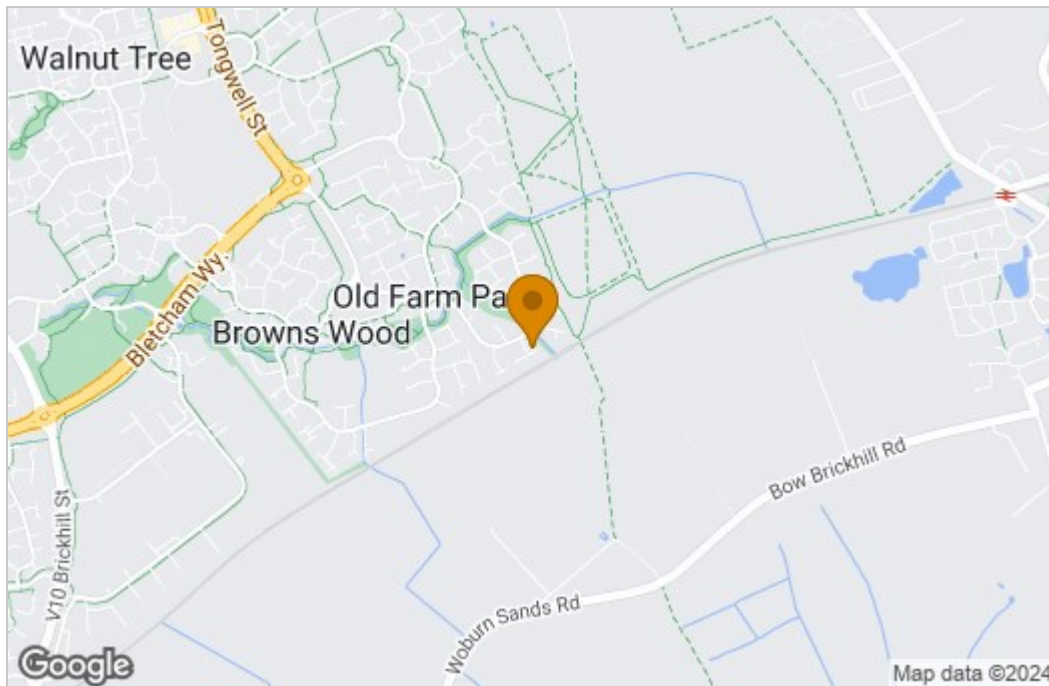


TOTAL FLOOR AREA : 1938sq.ft. (180.0 sq.m.) approx.

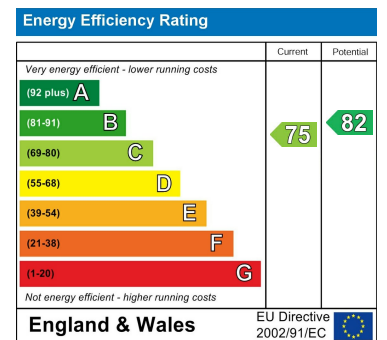
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.