

# Cauldwell

PROPERTY SERVICES



## **44 Cropwell Bishop, Milton Keynes, MK4 2AH** **Offers Over £315,000**

This three bedroom semi detached home has been extended to the side and is positioned in a small cul-de-sac in the popular Emerson Valley area of Milton Keynes. Offering good schools, local shops and a retail park all very close by, only a short walk to the beautiful Emerson Valley park and providing easy access to either central Milton Keynes or Bletchley mainline train stations.

This property does require some improvement but offers great space on both floors, the ground floor now offers an entrance hall, living room, large kitchen and then the extension provides a formal dining room and also a study. The versatility of this space could even lend itself to a ground floor bedroom or annexe set up. On the first floor are three bedrooms, two being good doubles and the third is a large single and a bathroom. Outside there is side by side block paved parking for three vehicles and a low maintenance rear garden.

Council tax band C. Energy rating C.



### **ENTRANCE HALL**

Composite door to front. Radiator. Under stairs storage cupboard.

### **KITCHEN/DINER 14'3" x 9'6" (4.36 x 2.91)**



Double glazed window to front. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer, electric oven, gas hob and extractor hood. Plumbing for washing machine and dishwasher. Space for fridge freezer and tumble dryer. Door to family room.

### **FAMILY ROOM 6'10" x 11'8" (2.10 x 3.57)**

Double glazed window to front. Radiator. Door to office.

### **OFFICE 13'7" x 6'10" (4.16 x 2.09)**



Double glazed window to rear and side. Radiator.

### **LIVING ROOM 18'4" x 10'11" (5.60 x 3.34)**



Double glazed French doors to rear. Radiator. Television point. Wall lights. Stairs to first floor landing.

### **FIRST FLOOR LANDING**

Access to part boarded loft space.

### **BEDROOM ONE 12'2" x 9'6" (3.71 x 2.92)**



Double glazed window to front. Radiator.

### **BEDROOM TWO 10'11" x 8'7" (3.34 x 2.64)**



Double glazed window to rear. Radiator.

### **BEDROOM THREE 7'6" x 6'2" (2.30 x 1.89)**

Double glazed window to rear. Radiator. Airing cupboard.

### **BATHROOM**



Double glazed window to rear. Three piece suite comprising bath with mixer tap and electric shower, wash hand basin and close coupled wc. Radiator.

### **FRONT GARDEN**

Block paved driveway parking for three cars.

## REAR GARDEN



A low maintenance rear garden with two rear width patio areas with dwarf walls, shingle stone flower beds and gated access to side.

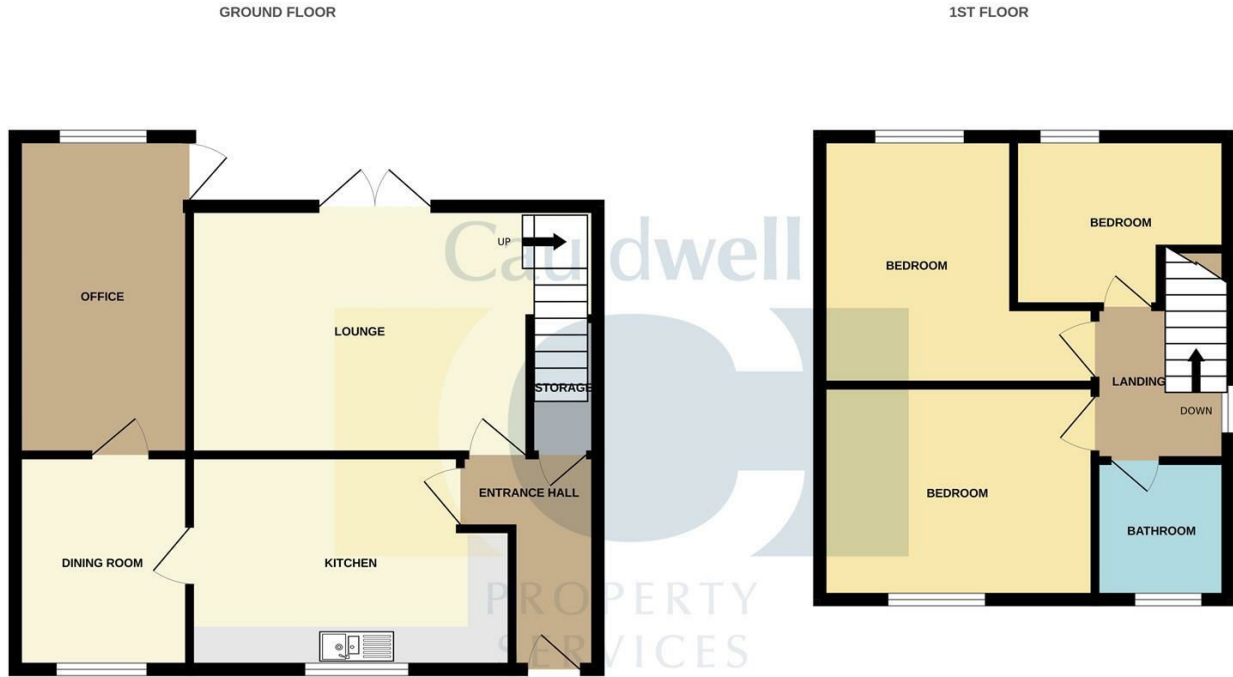
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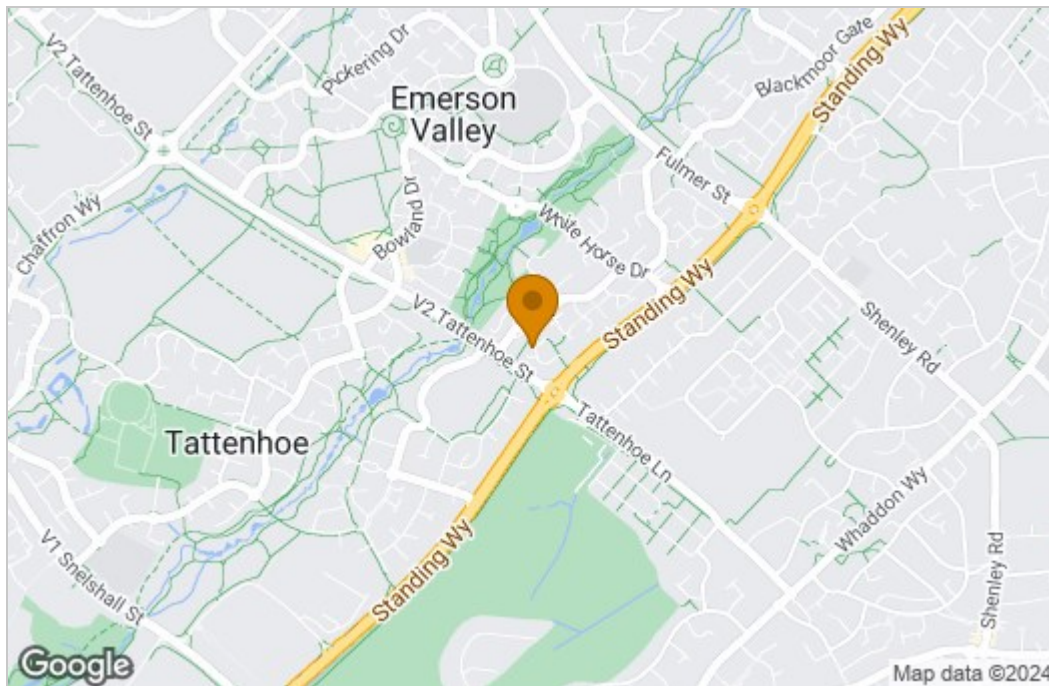
# Floor Plan



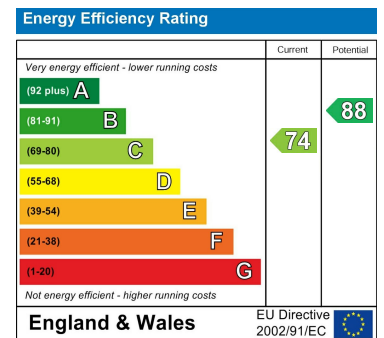
TOTAL FLOOR AREA : 969sq.ft. (90.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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