

1 Shoreham Rise, Milton Keynes, MK8 8BS

£599,995

CAULDWELL are delighted to offer this stunning & spacious family home, extended and re-modelled by the current homeowners. The property now offers incredible living space across the ground floor in the form of a large open plan stylish kitchen dining area which flows into the lounge area with bi-fold that offer plenty of natural light, a formal study to the front, and then a beautiful family room with a glass feature wall and a door that adds to the overall contemporary feel of the home, the ground floor also offers a refitted downstairs cloakroom and an entrance hallway with stairs leading to the first floor.

The first floor has also been much improved, with four well proportioned bedrooms and a much larger high specification refitted family four piece family bathroom suite, there is also a stylish re-fitted en-suite to the main bedroom and a refitted en-suite to the guest bedroom.

The property also offers solar panels and a generous size corner plot, including a block paved driveway for multiple vehicles, a landscaped rear garden that exudes beauty and tranquility with a serene spot to relax and a storage unit with electric door. Council tax band D. Energy rating B.

Two Mile Ash has a local centre with a convenience store, Post Office and a fish and chip shop. The area is very popular with families as the primary and secondary schools are both Ofsted rated 'Outstanding', it is also approximately 2 miles from Milton Keynes Railway station. Abbey Hill Golf Course is only a short car journey away.

ENTRANCE HALL

Opening to reception hall. Door to cloakroom. Automatic lighting.

CLOAKROOM

Re-fitted two piece suite comprising low level wc and wash hand basin with mixer tap and soft close cupboard surround. Heated towel rail. Marble tiled flooring with under floor heating and half tiled walls. Skimmed ceiling. Automatic lighting.

RECEPTION HALL 15'1" x 6'0" (4.62 x 1.83)

Stairs to first floor. Glass sliding door to family room. Skimmed ceiling with automatic lighting. Tiled marble flooring with underfloor heating. Door to study.

FAMILY ROOM 9'2" x 8'11" (2.80 x 2.72)

Double glazed window to front. Tiled flooring with underfloor heating.

LOUNGE/DINING ROOM 21'11" x 15'2" (6.70 x 4.64)

into extension

Marble tiled flooring with under floor heating. Double glazed window to side. Skimmed ceiling with automatic lighting. Double glazed bi fold doors with electric blinds to rear. Opening to kitchen. Understairs storage cupboard.

KITCHEN 17'11" x 7'3" (5.47 x 2.23)

Re-fitted with a range of soft close wall and base units with granite worksurface incorporating sink and drainer unit and instant boiling water tap. Built in double oven with tilt and slid doors. Built in dishwasher. Breakfast bar. Skimmed ceiling with inset lighting. Marble tiled flooring with under floor heating. Double glazed window to rear. Frosted double glazed window to side. Space for American style fridge freezer. Skimmed ceiling with automatic inset lighting.

STUDY 9'9" x 7'5" (2.98 x 2.28)

Double glazed window to front. Marble tiled flooring with under floor heating. Skimmed ceiling with inset lighting. Sliding mirror fronted wardrobe. Cupboard housing boiler, water tank and solar panel units.

FIRST FLOOR LANDING

Doors to all upstairs rooms. Loft access. Radiator. Airing cupboard. Double glazed window to side.

BEDROOM ONE 11'7" x 11'1" (3.54 x 3.38)

Alcove for wardrobe. Two double glazed windows to rear. Skimmed ceiling with automatic lighting. Sliding door to ensuite. Radiator.

ENSUITE

Three piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin with mixer tap. Heated towel rail. Tiled walls. Skimmed ceiling with inset lighting. Extractor.

BEDROOM TWO 8'10" x 15'6" (2.71 x 4.74)

Three double glazed windows to front. Two radiators. Skimmed ceiling with inset lighting.

BEDROOM THREE 12'0" x 6'7" (3.67 x 2.01)

Double glazed window to side. Radiator. Skimmed ceiling. Inset lighting. Door to ensuite.

ENSUITE

BEDROOM FOUR 12'8" x 7'4" (3.88 x 2.24)

Double glazed window to rear Radiator.

BATHROOM 12'2" x 7'1" (3.72 x 2.17)

Re-fitted five piece suite comprising bath with central tap and digital ceiling rainfall shower, double tiled walk in shower, low level wc and his and hers wash hand basin with mixer tap and soft close drawer surround. Tiled flooring with under floor heating. Tiled walls. Skimmed ceiling with inset lighting. Extractor. Frosted double glazed window to front.

REAR GARDEN

Enclosed and laid to lawn with block paved patio area and further patio area. Brick and wooden fence surround. Outside lighting.

FRONT GARDEN

Block paved driveway and hedgerow surround.

STORAGE WITH ELECTRIC DOOR

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.

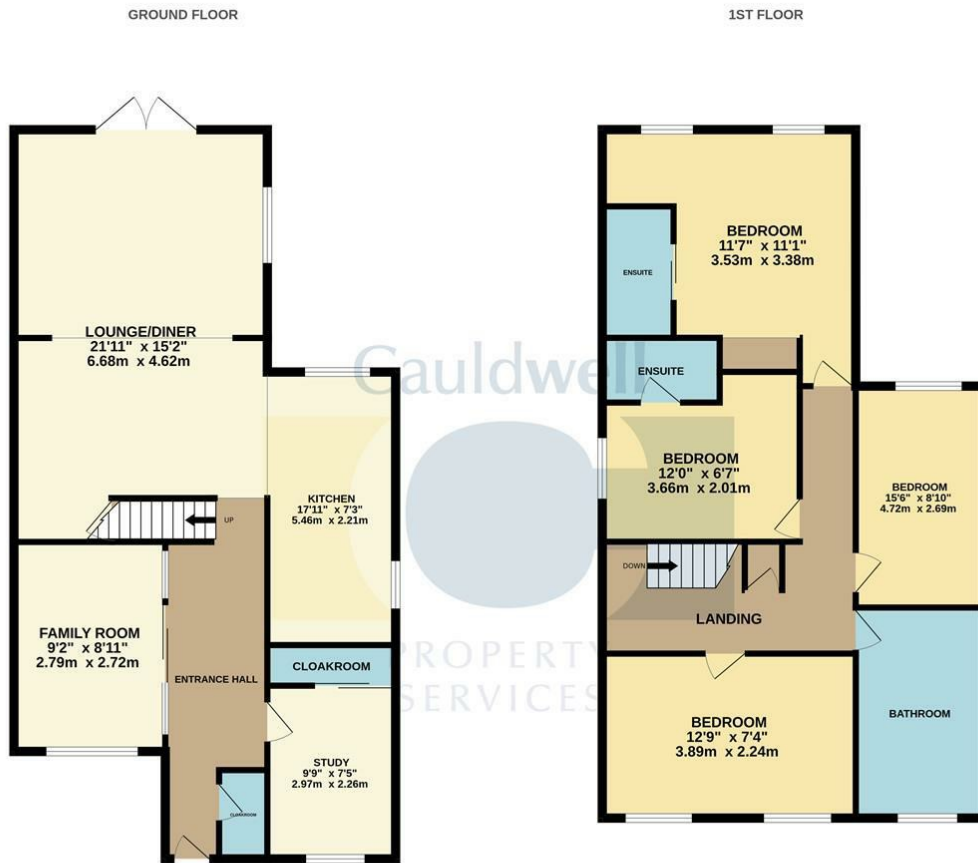
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Floor Plan

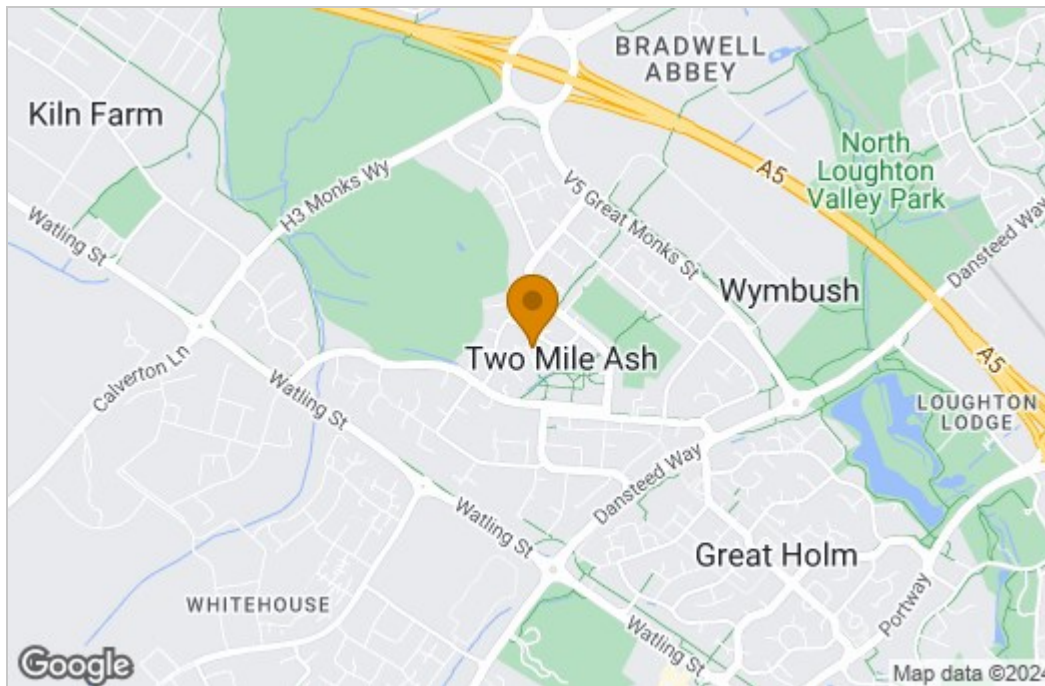


TOTAL FLOOR AREA : 1550sq.ft. (144.0 sq.m.) approx.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	91	91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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