

Cauldwell

PROPERTY SERVICES



6 Wellfield Court, Milton Keynes, MK15 9HL Offers Over £450,000

introducing this stunning four bedroom semi detached house, remodeled and extended, that is sure to captivate any homebuyer. Nestled in a desirable cul-de-sac location within the highly desirable area of Willen, this property boasts ample space, modern comforts, and exceptional design. As you step inside you are greeted by a welcoming entrance hall that immediately sets the tone for the rest of the house. The ground floor comprises a living room bathed in natural light. The adjacent dining room with French doors leading to the garden, formal study, beautifully designed refitted kitchen with integrated appliances, separate utility room, downstairs cloakroom and a generous size family room. To the first floor you will find three well proportioned bedrooms and a family bathroom. To the second floor the principle bedroom provides a touch of luxury and privacy with an en-suite shower room. Outside, the property benefits from a part converted garage, a well maintained garden offering a high degree of privacy and a double width block paved driveway for two cars. Energy rating D. Council tax band C.

LOCATION - residents have easy access to scenic walking and cycling paths, perfect for leisurely strolls or active pursuits. Additionally, Willen and Willen Lake offers a range of amenities, including shops, restaurants, and recreational facilities, ensuring that all your lifestyle needs are met within easy reach. With its desirable location, modern comforts, and idyllic surroundings, this home in Willen Park presents a unique opportunity to embrace a harmonious blend of urban convenience and natural beauty.

ENTRANCE HALL



Front entrance door. Stairs to first floor. Understairs storage cupboard. Radiator. Coving to skimmed ceiling. Door to living room, kitchen/breakfast room and cloakroom. Door to part garage conversion and utility room.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator.

LIVING ROOM 11'4" x 16'9" (3.46 x 5.13)



Door to dining room. Double doors to study. Double glazed window to side. Radiator. f

KITCHEN/BREAKFAST ROOM 12'4" x 7'2" (3.78 x 2.19)



Re-fitted with a range of wall and base units with roll top worksurface incorporating sink drainer and mixer tap. Built in oven, four ring hob and extractor hood. Built in fridge freezer, washing machine, dishwasher and microwave. Wall mounted boiler. Double glazed window to front.

DINING ROOM 8'11" x 11'7" (2.73 x 3.55)



Double glazed windows to rear and double glazed French doors to garden. Radiator. Wall and ceiling lights.

STUDY 9'1" x 8'1" (2.79 x 2.48)



Double glazed window to rear. Radiator.

FAMILY ROOM 12'7" x 17'0" to 9'10" (3.84 x 5.19 to 3.02)

Single skin garage conversion. Double glazed window to rear. Radiator.

UTILITY ROOM

Fitted with a range of wall units with worksurface. Space for fridge freezer and tumble dryer. Door to rear.

FIRST FLOOR LANDING

Stairs to second floor. Storage cupboard (formerly the airing cupboard) Doors to bedrooms two, three, four and bathroom.

BEDROOM TWO 12'1" x 6'6", 10'4" x 11" (3.70 x 2.32)

Double door sliding mirrored wardrobe. Double glazed window to rear. Radiator.

BEDROOM THREE 9'5" x 7'6" (2.89 x 2.31)



Double glazed window to front. Radiator.

BEDROOM FOUR 11'6" x 6'6", 239'6" (3.51 x 2,73)

Double glazed window to rear. Radiator.

BATHROOM



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

SECOND FLOOR LANDING

Double door cupboard leading to loft access. Door to bedroom one.

BEDROOM ONE 10'11" x 11'9" (3.33 x 3.60)



Restricted head height
Double glazed sky light window to front and rear.
Eaves storage cupboards. Wall mounted heater.
Door to ensuite.

ENSUITE



Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin. Radiator.

REAR GARDEN



Enclosed rear garden on corner plot, laid mainly to lawn with patio area and outdoor Bar with decking area and raised flower beds. Wooden fence panelled surround. Mature tree, flower and shrub borders. Outside lighting, tap and power.

FRONT GARDEN

Double width block paved driveway and hardstanding.

SINGLE GARAGE

Part converted - up and over 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.

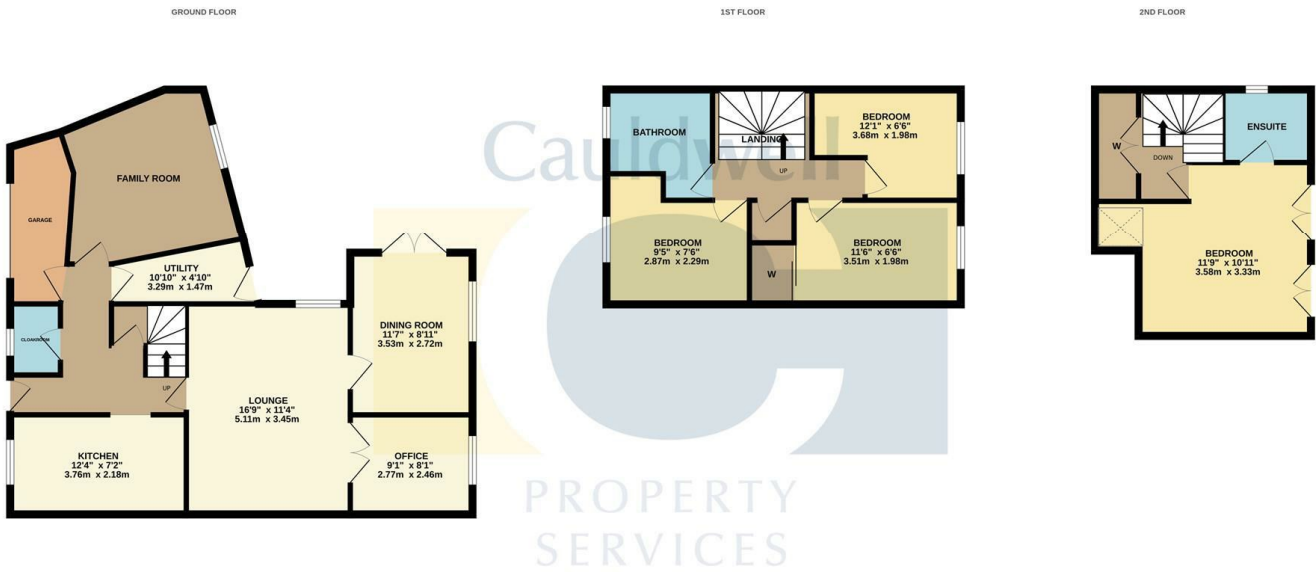
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Floor Plan



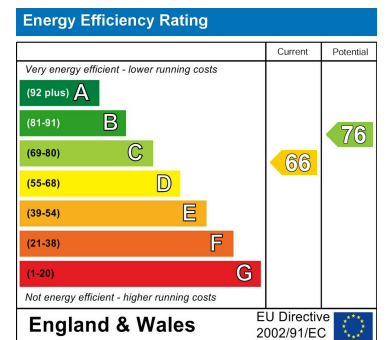
TOTAL FLOOR AREA : 1572sq.ft. (146.0 sq.m.) approx.

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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