

## 4 Howe Rock Place, Tattenhoe, MK4 3BX £485,000

CAULDWELL are delighted to bring to the market as sole agents, this beautiful detached family home, situated within the highly desirable area of Tattenhoe. Presented in great condition throughout and ready to move in, there is great space on offer both inside and out. The property begins with the entrance hall that leads to the light and airy living room, an archway to the dining area, a stylish fitted kitchen with a pantry, utility room, downstairs cloakroom. There is then a large conservatory that covers most of the rear of the property.

On the first floor, the principal bedroom has a dressing area with two sets of mirror fronted wardrobes, en-suite shower room, three well proportioned bedrooms and a family bathroom. Outside there is an attractive enclosed rear garden with a raised decking area, driveway and a garage. Council tax band D. Energy rating C.

Tattenhoe is a popular location, not only for its sought after school catchment of Giles Brook Primary school and Shenley Brook End Secondary school, but also for its proximity to areas of local interest including Tattenhoe Valley Park which leads to Furzton Lake, Howe Park Woods, the 16th Century St Giles Church and orchard. The area also benefits from Westcroft Districts Centre which is situated in the neighbouring development, here there is a library, doctors surgery, supermarket and other convenience shops.

## ENTRANCE HALL

Stairs to first floor. Radiator. Coving to skimmed ceiling. Door to living room.

## LIVING ROOM 14'9" x 9'8" (4.51 x 2.96)



Double glazed window to front. Door to kitchen and arch to dining room. Double panelled radiator.

## DINING ROOM 7'5" x 7'4" (2.27 x 2.25)



Double glazed door to conservatory. Coving to skimmed ceiling. Radiator.

## KITCHEN 10'8" x 9'0" (3.27 x 2.76)



Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven, four ring induction hob and extractor hood. Built in dishwasher. Door to utility room. Two double glazed windows to rear. Under unit lighting. Splash back tiling. Feature radiator. Doro to walk in pantry. Tiled flooring.

## CONSERVATORY 19'6" x 11'0" to 7'8" (5.95 x 3.37 to 2.35)



Brick built and UPVC double glazed construction. Double glazed French doors to rear garden. Feature radiator. Power and lighting.

## WALK IN PANTRY

Space for fridge freezer. Skimmed ceiling.

## UTILITY ROOM



Wall and base units with roll top worksurfaces. Plumbing for washing machine. Wall mounted boiler. Splash back tiling. Double glazed door to rear garden. Tiled flooring. Extractor. Door to cloakroom.

## CLOAKROOM

Two piece suite comprising low level wc wash hand basin. Part tiled walls. Frosted double glazed window to side. Skimmed ceiling. Tiled flooring. Radiator.

## BEDROOM ONE 11'11" x 9'8" (3.64 x 2.96)



Double glazed window to front. Double panelled radiator.

## DRESSING AREA 8'5" x 2'11" (2.588 x 0.90)



His and hers built in wardrobes with sliding mirror doors. Door to ensuite,.

## ENSUITE



Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin with cupboard surround. Tiled flooring. Heated towel rail. Extractor. Shaver point. Frosted double glazed window to front.

## BEDROOM TWO 9'6" x 8'9" (2.91 x 2.68)



Double glazed window to rear. Radiator.

## BEDROOM THREE 9'7" x 6'3" (2.93 x 1.91)



Double glazed window to rear. Radiator. Double door built in cupboard.

## BATHROOM



Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Tiled walls. Tiled flooring. Heated towel rail.

## REAR GARDEN



Enclosed and laid to lawn with decking area. Raised flower beds. Gated side access Outside tap.

## FRONT GARDEN

Laid to shingle.

## PARKING

Hardstanding driveway, for one vehicle and additional parking space.

## SINGLE GARAGE

Up and over door. Power and light.

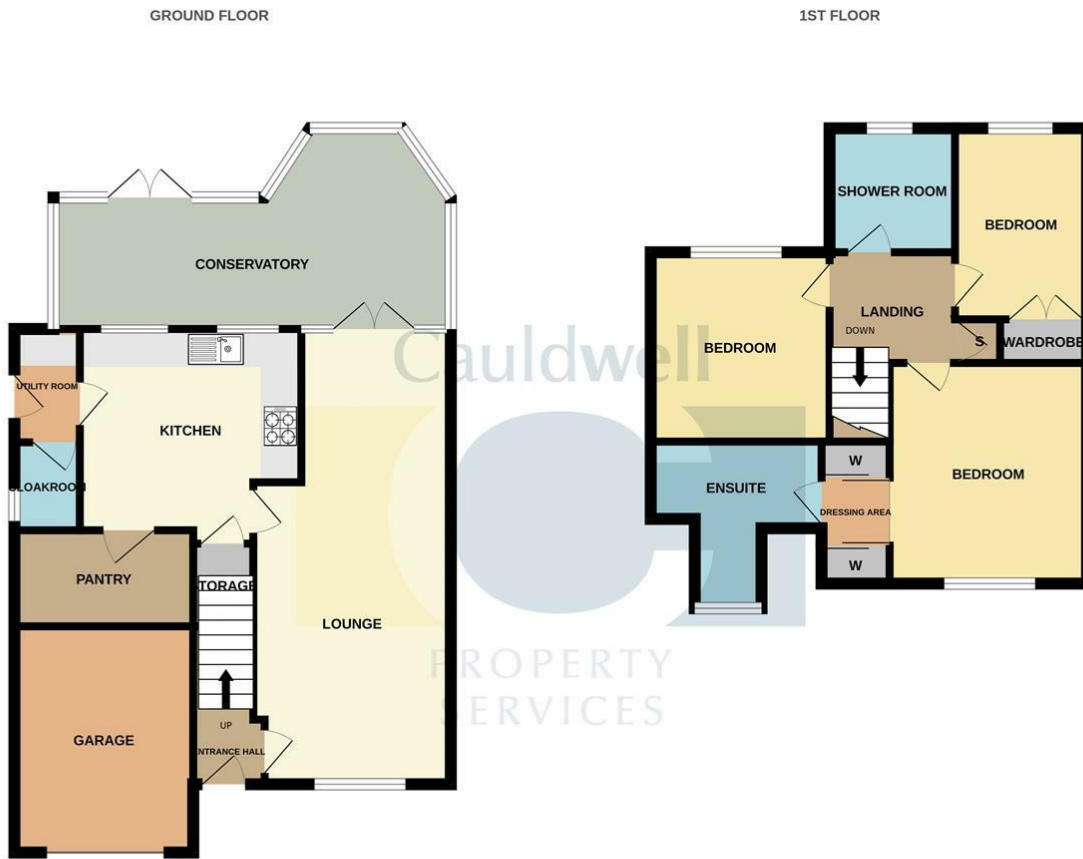
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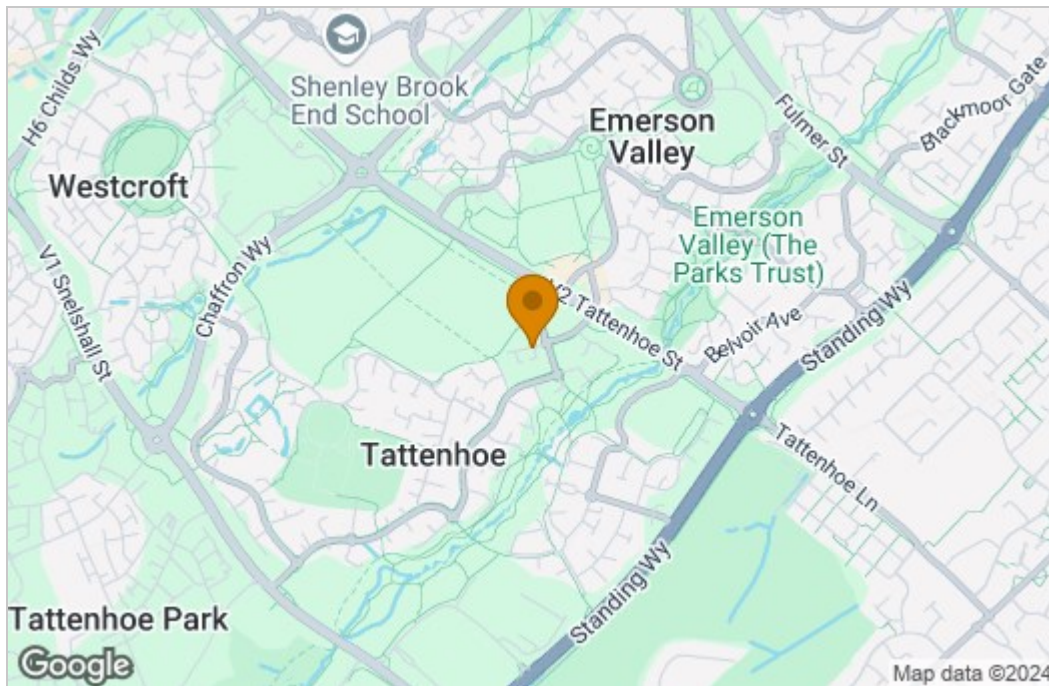
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# Floor Plan

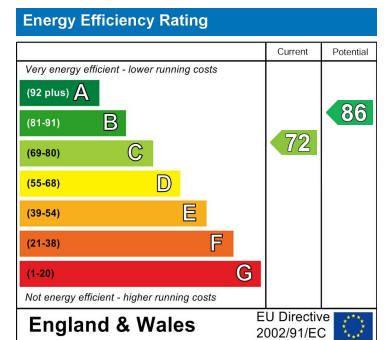


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# Area Map



# Energy Efficiency Graph



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