

Cauldwell

PROPERTY SERVICES



9 Marion Crescent, Milton Keynes, MK17 8YT **£615,000**

Welcome to Marion Crescent, Glebe Farm, Milton Keynes - a charming location that could be your next home sweet home! This stunning detached house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones and a stylish spacious modern kitchen dining room with integrated appliances and French doors leading to the rear garden, utility room and a downstairs cloakroom. With 4 well proportioned first floor bedrooms, there's plenty of room for the whole family to spread out and make themselves at home. The property features 2 bathrooms, ensuring that busy mornings run smoothly and providing convenience for all residents. Outside there is an attractive enclosed rear garden, garage, and a driveway. Imagine the possibilities that this lovely house holds - from cosy family gatherings in the reception rooms to peaceful nights in the well-appointed bedrooms. Energy rating B. Council tax band F.

ENTRANCE HALL



Front entrance door. Stairs to first floor. Radiator. Skimmed ceiling. Understairs storage cupboard. Door to cloakroom, living room, kitchen/diner and study. Amtico flooring.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Part tiled walls. Radiator. Amtico flooring. Skimmed ceiling. Extractor.

STUDY 8'2" x 7'2" (2.51 x 2.2)



Double glazed window to front. Radiator. Amtico flooring.

LIVING ROOM 11'1" x 14'6" (3.38 x 4.44)



Double glazed window to front. Radiator. Carpeted. Skimmed ceiling.

KITCHEN/DINING ROOM 27'3" x 10'9" (8.31 x 3.28)



Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in double oven and four ring hob with extractor hood. Built in fridge freezer and dishwasher. Door to utility room. Double glazed window to rear. Skimmed ceiling with inset lighting. Amtico flooring. Double glazed French doors to rear. Two radiators. Skimmed ceiling. Amtico flooring.

UTILITY ROOM

Fitted with wall and base units with worksurfaces incorporating sink drainer. Plumbing for washing machine. Double glazed door to side. Concealed wall mounted boiler. Skimmed ceiling. Extractor. Amtico flooring.

FIRST FLOOR LANDING



Doors to all rooms. Carpeted. Airing cupboard. Loft access.

BEDROOM ONE 16'2" x 12'7" (4.93 x 3.85)



Seven door fitted wardrobe. Double glazed window to front. Skimmed ceiling. Radiator. Carpeted. Door to en-suite.

ENSUITE



Frosted double glazed window to front. Three piece suite comprising double tiled shower cubicle with shower, low level wc and wash hand basin. Heated Towel Rail, Shaver Point, Extractor, Skimmed ceiling with inset lighting.

BEDROOM TWO 12'8" x 11'1" (3.88 x 3.39)



Double glazed window to rear. Radiator. Carpeted. Five door fitted wardrobe.

BEDROOM THREE 16'5" x 8'3" (5.02 x 2.52)



Double glazed window to front. Radiator. Carpeted. Two door mirror fronted wardrobe.

BEDROOM FOUR 9'0" x 8'11" (2.76 x 2.72)



Double glazed window to rear. Radiator. Carpeted. Skimmed ceiling.

BATHROOM



Three piece suite comprising panelled bath, low level wc and wash hand basin. Heated towel rail.

Part tiled walls. Shaver point. Extractor. Skimmed ceiling with inset lighting. Frosted double glazed window to rear.

REAR GARDEN



Enclosed and laid mainly to lawn with brick and fence surround. Gated side access. Outside tap, power and lighting.

SINGLE GARAGE

Up and over door.

FRONT GARDEN

Laid to lawn. Path to front 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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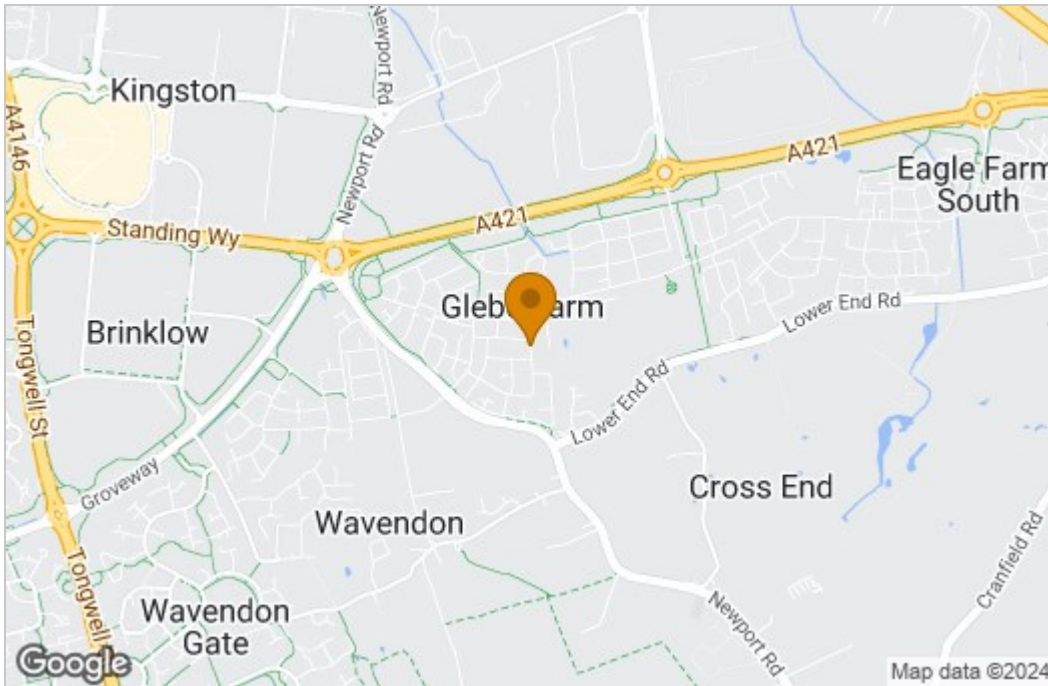
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Floor Plan



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			
(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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