

# Cauldwell

PROPERTY SERVICES



## 10 Pembridge Grove, Milton Keynes, MK4 4EG

**£385,000**

Introducing this stunning modern three-bedroom semi-detached home with a stylish kitchen diner and an en-suite shower room.

Step into the spacious and contemporary living area, flooded with natural light, creating a warm and inviting atmosphere for family and friends. The kitchen boasts sleek, modern finishes, providing both functionality and style. The dining area is thoughtfully designed to accommodate a dining table, perfect for enjoying meals together or hosting dinner parties. There is a generous size lounge with a feature gas fireplace and a downstairs cloakroom.

Upstairs, you will find three well proportioned sized bedrooms. The master bedroom features an en-suite shower room, complete with modern fixtures and a shower cubicle. The remaining bedrooms are equally well-appointed and share access to a contemporary family bathroom.

Outside, the property benefits from a private garden, offering a peaceful retreat for outdoor relaxation. The low-maintenance garden ensures easy upkeep, allowing you to enjoy your leisure time to the fullest.

Located in a sought-after neighborhood, this modern semi-detached home is within close proximity to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Energy rating; C, Council Tax Band; C



## ENTRANCE



Entrance through front door into entrance hall. Stairs to first floor. Door to cloakroom, door to living room and door to kitchen/dining room. Tiled floor. Radiator.

## CLOAKROOM

Two piece suite. Low level wc, wash hand basin. Frosted double glazed window to the side.

## LIVING ROOM



Double glazed window to the front. Feature fire place. Two radiators.

## KITCHEN DINING ROOM



Kitchen fitted with a range of wall and base units. Roll top work surfaces incorporating sink and drainer with mixer tap. Integrated oven with gas hob and extractor over. Space for washing machine. Splash back tiles, tiled flooring. Double glazed window to the rear. Double glazed French doors leading to rear garden. Radiator.

## FIRST FLOOR LANDING



Double glazed window to the side. Airing cupboard. Doors to all rooms.

## BEDROOM ONE



Double glazed window to the front. Radiator. Built in wardrobe. Door to ensuite.

## ENSUITE



Three piece suite. Shower cubicle with wall mounted shower. Low level wc and wash hand basin. Part tiled walls. Frosted double glazed window to the side. Radiator.

## BEDROOM TWO



Double glazed window to the rear. Radiator.

## BEDROOM THREE

Double glazed window to the rear. Radiator.

## **FAMILY BATHROOM**



Three piece suite. Panelled bath. Low level wc, wash hand basin. Part tiled walls. Frosted double glazed window to the front. Radiator.

## **REAR GARDEN**



Enclosed rear garden mainly laid to lawn with patio area. Wooden fence panel surround. Mature shrubs and flower bed. Side access. Service door to garage.

## **FRONT**

Mainly laid to shingle. Block paved drive.

## **GARAGE**

Block paved drive. Single garage with 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.

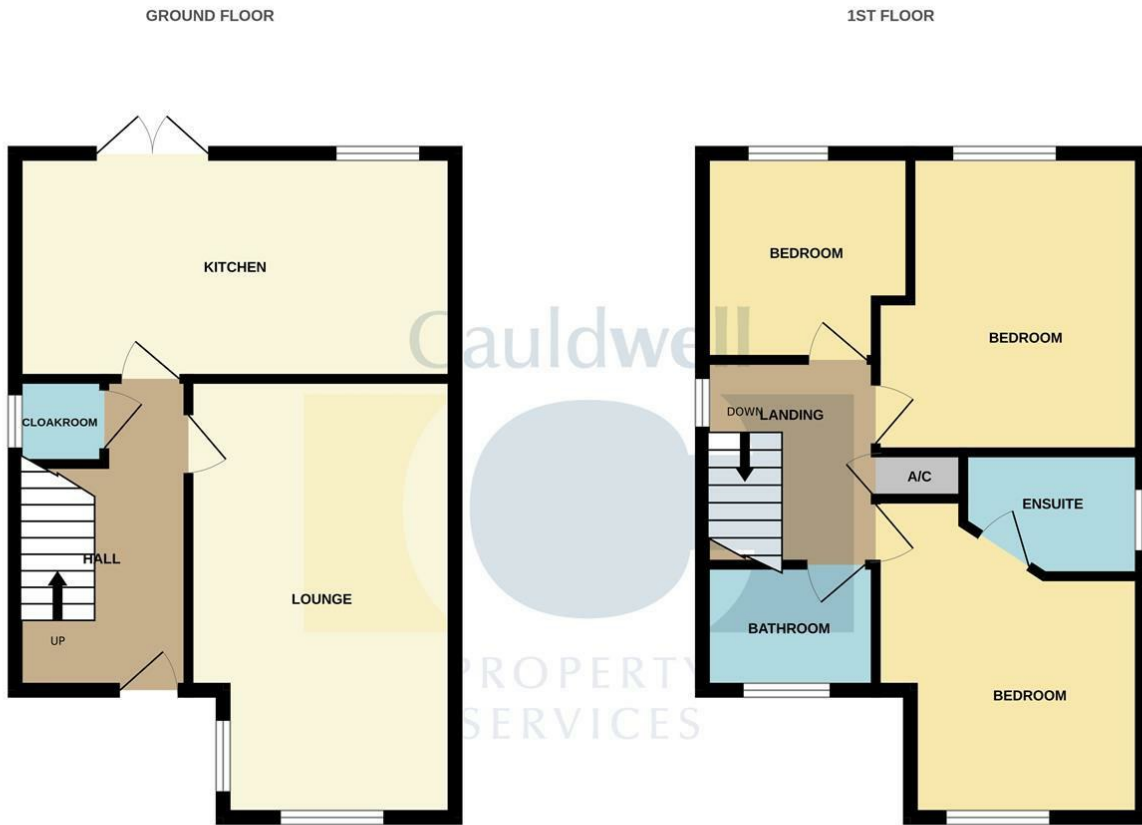
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# Floor Plan

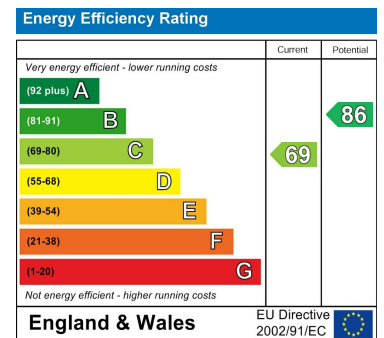


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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