

# Cauldwell

PROPERTY SERVICES



## **3 Cranmore Circle, Milton Keynes, MK10 7DD**

**£425,000**

CAULDWELL are delighted to offer for sale this modern four bedroom, three bathroom family home, overlooking open green within the popular Broughton area. This spacious and versatile home over three floors comprises; entrance hall, downstairs cloakroom, lounge/dining room with French doors to a Juliet balcony, kitchen/breakfast room, utility room, four bedroom, two shower rooms and a family bathroom. Outside there is an enclosed rear garden with decking, garage and off road parking. Energy rating: C . Council tax band D.

Broughton is situated to the East of Milton Keynes, within easy access of both junction 13 and 14 of the M1. The secondary school catchment is Walton High, Brookland Campus, with two local primary schools in Brooklands Farm and Broughton Fields. The area features a local centre and is within close proximity of Kingston Centre with a Tesco superstore, Boots, amongst other high street shops and food centres. In neighbouring Brooklands there is a medical centre with pharmacy and dental practise. Willen Lake is within a short driving distance, as is Central Milton Keynes shopping centre and Train Station.



## ENTRANCE HALL



Entrance hall. Stairs to first floor. Door to cloaks cupboard. Doors to utility room, bedroom three and bedroom four Door to Jack and Jill en-suite.

## EN-SUITE

Jack and Jill en-suite. Three piece suite comprising double tiled shower cubicle. low level wc and wash hand basin. Part tiled walls. Radiator. Skimmed ceiling. Extractor. Door to bedroom three.

## BEDROOM THREE 10'9" x 9'4" (3.29 x 2.85)

Double glazed window to front. Radiator. Double door fitted cupboard. Skimmed ceiling. Door to Jack and Jill ensuite. Doors opening into garden.

## BEDROOM FOUR 9'4" x 9'11" max (2.86 x 3.03 max)

Three door wardrobe with sliding mirror doors. Double glazed French doors to rear. Radiator. Skimmed ceiling.

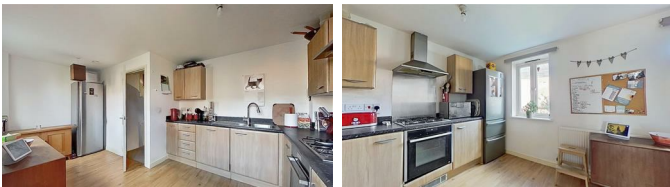
## UTILITY ROOM

Fitted with base units and worksurface with sink drainer. Plumbing for washing machine. Radiator. Wall mounted boiler. Double glazed door to garden. Skimmed ceiling. Extractor.

## FIRST FLOOR LANDING

Stairs to second floor Doors to kitchen/breakfast room and living/dining room. Radiator.

## KITCHEN/BREAKFAST ROOM 9'11" x 16'1" (3.03 x 4.92)



Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Built in pyrolytic oven with hide slide door, four ring hob and extractor hood. Built in dishwasher. Space for fridge freezer. Skimmed ceiling. Two double glazed windows to rear. Radiator.

## LIVING ROOM/DINING ROOM 16'1" x 16'9" (4.92 x 5.13)



'L' shaped room

Double glazed French doors to Juliette balcony to front. Double glazed window to front. Two radiators. Skimmed ceiling.

## SECOND FLOOR LANDING

Access to loft via hatch and pull down ladder. Radiator. Airing cupboard housing water tank with storage above. Skimmed ceiling. Door to bathroom, bedroom one and bedroom two.

## LOFT SPACE 17'4" x 17'8" (5.3 x 5.4)

Restricted height.

Fully boarded and insulated.

## BEDROOM ONE 16'0" x 11'1" max (4.90 x 3.39 max)

into restricted head height

Four door fitted wardrobe with mirrored doors. Door to ensuite. Double glazed window to front. Radiator. Skimmed ceiling.

## EN-SUITE

Three piece suite comprising double tiled shower cubicle. low level wc and wash hand basin Radiator. Part tiled walls. Shaver point. Extractor. Skimmed ceiling.

## BEDROOM TWO 11'7" x 8'5" max into recess (3.54 x 2.59 max into recess)

Double glazed window to rear. Radiator Skimmed ceiling.

## REAR GARDEN

An enclosed and secluded rear garden, laid mainly to lawn with patio area and composite decking area. Brick and wooden fence surround. Gated side access. Outside tap.

## SIDE AREA

Hardstanding driveway with parking for several vehicles. Outside power and electric charge point.

## SINGLE GARAGE

Up and over door. Power and light.

## **FRONT GARDEN**

Wrought iron fence surround. Flower and bed border.

## **COUNCIL TAX BAND**

Council tax band D. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

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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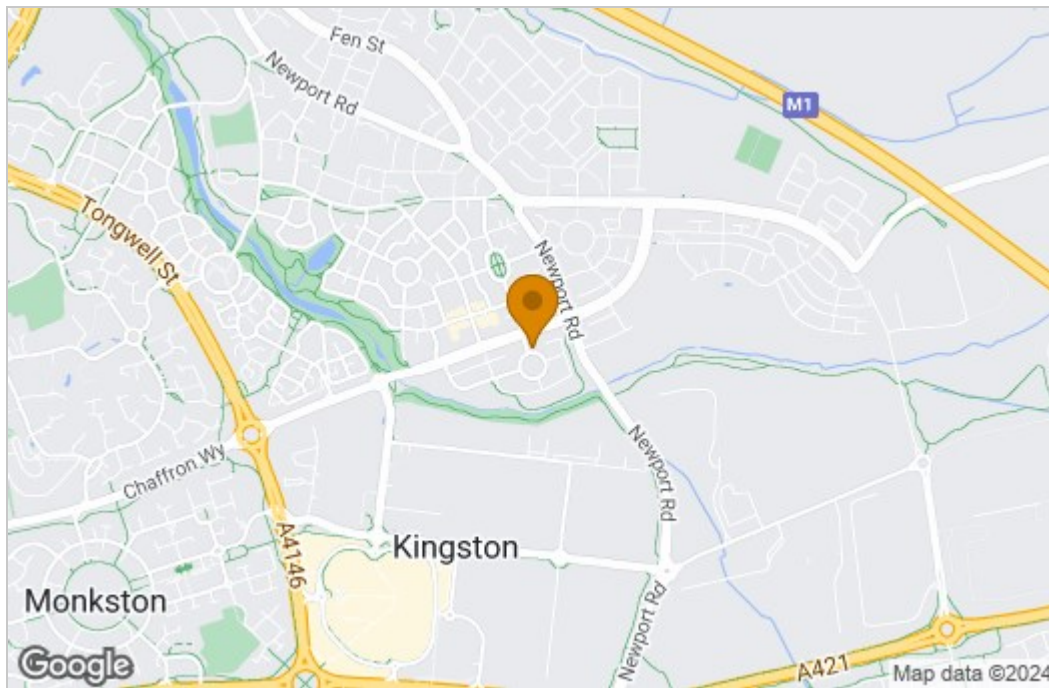
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# Floor Plan

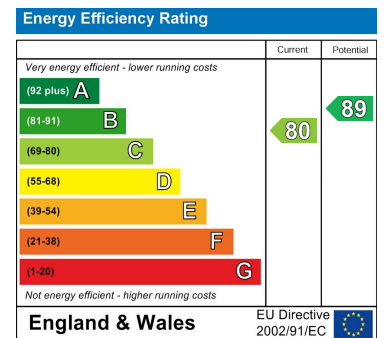


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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