

Cauldwell

PROPERTY SERVICES



63 Colesbourne Drive, Milton Keynes, MK15 9AW

£795,000

Cauldwell are delighted to offer a for sale a stunning four/ five double bedroom split-level detached family home nestled in the highly sought-after Downhead Park, Milton Keynes.

This exceptional split-level home offers luxurious living with breath-taking views across the Grand Union Canal. Designed with both style and functionality in mind, this residence is perfect for those seeking an elegant and spacious family home.

Versatile Living Spaces: This unique split-level home features a gallery living room that overlooks the dining area, providing a sense of openness and space. The living room and main bedroom both have access to the balcony, offering stunning views across the Grand Union Canal.

Generous Accommodation: The property boasts five well-proportioned double bedrooms, providing ample space for a growing family or guests. The main bedroom is a true retreat with access to a balcony offering picturesque views and an ensuite.

Conservatory & Outdoor Space: One of the highlights of this home is the stunning conservatory, complete with underfloor heating, which opens via bi-fold doors directly onto the beautifully landscaped rear garden.

ENTRANCE PORCH

Door to entrance hall. Cloaks cupboard.

ENTRANCE HALL



Stairs to upper and lower floor. Remote-operated rain-sensing sky light. Store cupboard. Radiator. Further cloaks cupboard. Door to dining room and cloakroom.

CLOAKROOM



Two piece suite comprising low level wc and wash hand basin in cupboard surround. Double glazed window to side. Cupboard housing boiler.

STUDY/ BEDROOM FIVE 9'8" x 8'6" (2.97 x 2.60)



Double glazed window to front. Access to loft. Radiator.

KITCHEN/BREAKFAST ROOM 15'9" x 9'8" (4.81 x 2.97)



Recently refitted high quality kitchen fitted 'Schuller' with a range of soft close wall and base units with Quartz worksurface incorporating one and half bowl sink drainer and mixer tap. Built in double oven, five ring hob and extractor hood. Breakfast bar. Built in double fridge and dishwasher. Plumbing for washing machine. Two double glazed windows to front. Skimmed ceiling with inset lighting. Under counter lighting. Door to double garage.

DINING ROOM 15'7" x 8'9" (4.76 x 2.68)



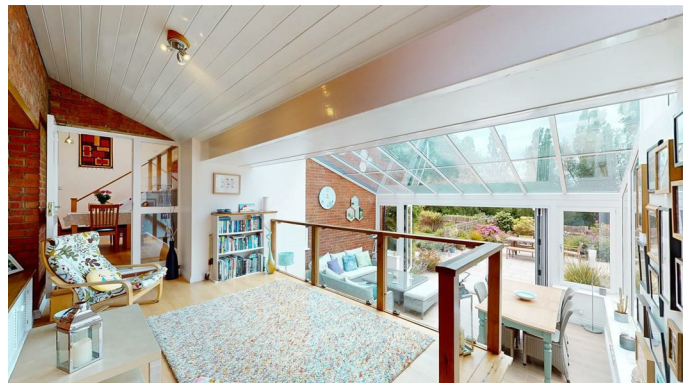
Hardwood oak flooring. Stairs to living room. Door to conservatory. Door to kitchen/breakfast room. Double paneled radiator.

CONSERVATORY 23'1" x 15'5" (7.04 x 4.70)



Double height ceiling with double glazed thermal-insulated roof. Double glazed bi-fold doors to rear garden. Brick and UPVC double glazed construction with power and lighting. Under-floor heating. Radiator. Overlooking garden and Grand Union Canal.

GARDEN ROOM



Mezzanine seating or dining area with fitted cupboards. Panelled radiator. Stairs descending to conservatory.

UPPER FLOOR LANDING

Door to bedroom one. Access to loft. Door to airing cupboard housing water tank.

BALCONY



Wooden balcony, with composite decking, accessed via the living room and master bedroom offering views across the Grand Union Canal. Stairs leading down to garden.

BEDROOM ONE 14'6" x 11'11" (4.44 x 3.65)



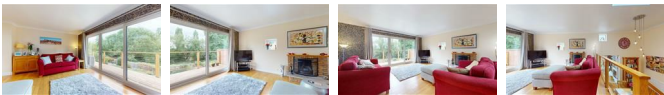
Sliding double glazed door to decked balcony with views over Grand Union Canal. Coving to skimmed ceiling. Double panelled radiator. Door to ensuite.

ENSUITE 9'8" x 7'7" (2.95 x 2.32)



Large three piece suite comprising double tiled walk in shower with over head and wall mounted shower, wash hand basin with drawer surround and low level wc. Frosted double glazed window to side. Skimmed ceiling with inset lighting. Tiled flooring and heated towel rail.

LIVING ROOM 16'8" x 15'9" (5.09 x 4.82)



Hardwood oak flooring. Coving to skimmed ceiling. Remote-operated rain sensing Velux sky light. Sliding double glazed doors to decked balcony with views over Grand Union Canal. Two double glazed windows to side. Open fireplace and surround. Radiator.

LOWER GROUND

BEDROOM TWO 14'8" x 11'10" (4.49 x 3.61)



Double glazed window to side. Sliding double glazed doors to rear. Double panelled radiator. Skimmed ceiling.

BEDROOM THREE 11'9" x 9'7" (3.59 x 2.94)



Double glazed window to rear. Radiator.

BEDROOM FOUR 11'9" x 9'7" (3.59 x 2.93)



Double glazed window to rear. Radiator. Skimmed ceiling.

BATHROOM



Re-fitted four piece suite comprising walk in double tiled shower cubicle with wall mounted shower,

panelled bath with shower attachment, low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to side. Skimmed ceiling with inset lighting. Tiled flooring.

REAR GARDEN



This delightful back garden offers a perfect blend of relaxation and natural beauty. The lawn area provides ample space for play and leisure, while the expansive patio area is ideal for outdoor entertaining and dining. The garden is adorned with mature trees, vibrant flower beds, and well-maintained shrub borders, creating a lush and inviting atmosphere. Practical features include an outside tap, exterior lighting, and wooden fence panels that ensure security and privacy. Gated side access and steps leading to a charming balcony add convenience and elegance. Enjoy high degrees of privacy in this serene and picturesque garden retreat. With stunning views across the Grand Union Canal.

FRONT GARDEN

Laid to lawn with hedgerow surround and hardstanding driveway. Path to front door with storm porch over.

DOUBLE GARAGE

Double electric roller shutter doors. Power and light.

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.

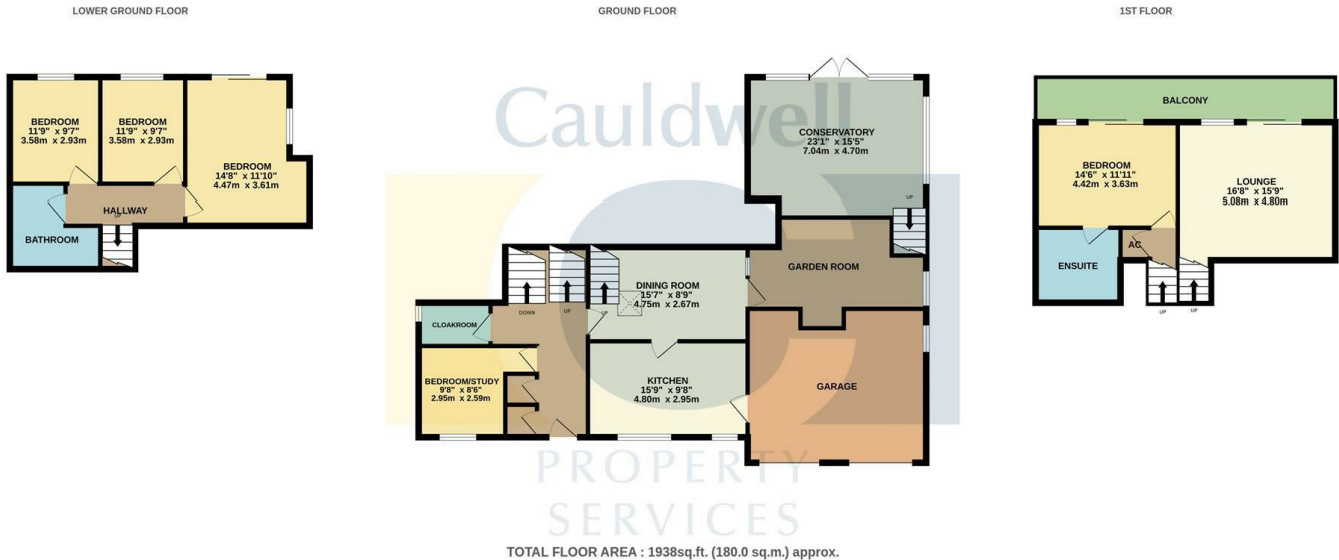
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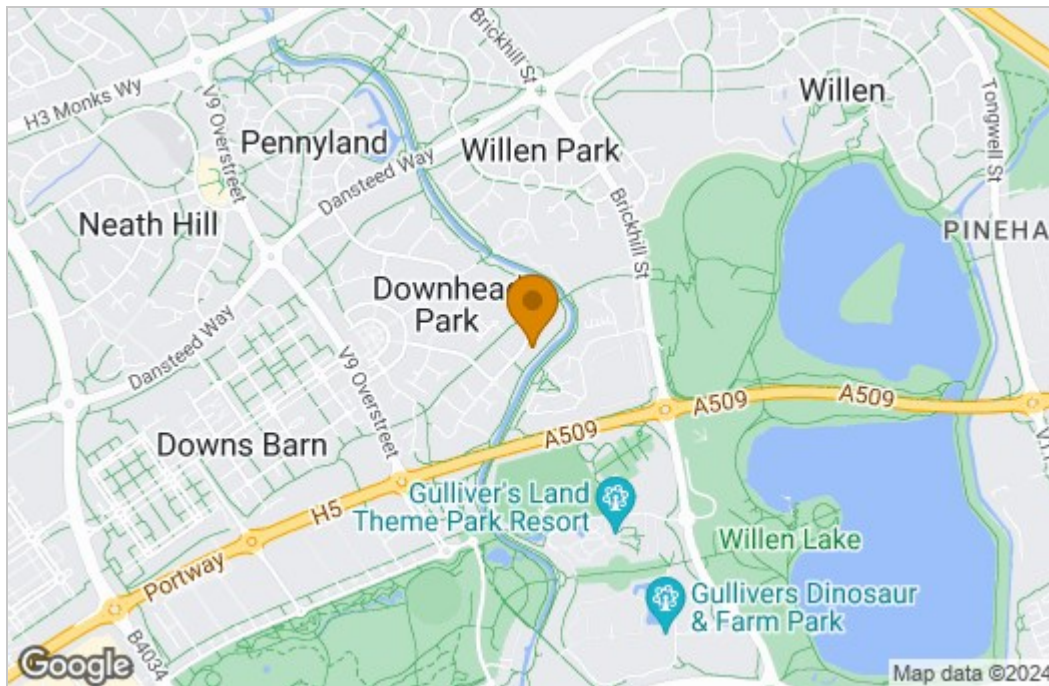
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Floor Plan



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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