



Cauldwell

PROPERTY SERVICES



43 Berrington Grove, Milton Keynes, MK4 4FB Offers Over £575,000

Cauldwell are delighted to offer for sale a stunning Four-Bedroom Detached Home in Westcroft, Milton Keynes.

Welcome to this impressive four double-bedroom detached home, located in the highly sought-after area of Westcroft. This double-fronted property boasts a double garage and offers a perfect blend of spacious living and modern comfort.

Upon entering, you are greeted by a generous entrance hall that sets the tone for the rest of this beautiful home. The ground floor features a separate study, ideal for those who work from home, and a formal dining room perfect for entertaining guests. The living room provides a cozy retreat, while the kitchen/breakfast room is well-appointed for family meals and casual dining. A utility room and a downstairs cloakroom add to the practicality and convenience of the layout.

Upstairs, a spacious landing leads to four double bedrooms. The dual aspect main bedroom is a true sanctuary, complete with an en suite bathroom and a dressing area. The remaining bedrooms share a modern family bathroom, ensuring ample space for family and guests alike.

ENTRANCE HALL



Entrance door. Stairs to first floor. Double doors to living room and dining room. Door to kitchen/breakfast room and study. Understairs storage cupboard. Door to cloakroom. Radiator.

CLOAKROOM

Re-fitted two piece suite comprising low level wc and wash hand basin. Radiator. Frosted double glazed window to side.

LIVING ROOM 17'5" x 10'10" (5.33 x 3.32)



Double glazed window to front. Sliding double glazed door to rear. Coving to textured ceiling. Radiator.

STUDY 9'10",49'2" x 7'6" (3.15 x 2.29)



Double glazed window to front. Radiator. Coving to textured ceiling.

DINING ROOM 10'3" x 9'9" (3.14 x 2.98)



Double glazed window to side. Radiator. Coving to textured ceiling.

KITCHEN/BREAKFAST ROOM 13'2" x 10'0" (4.02 x 3.07)



Fitted with a range of wall and base units with roll top worksurface incorporating one and half bowl sink drainer and mixer tap. Built in double oven, four ring gas hob and extractor. Space for fridge freezer. Plumbing for dishwasher. Under unit lighting Splash back tiling. Tiled flooring. Double glazed window to rear and side. Radiator. Skimmed ceiling with inset lighting. Double glazed door to garden and door to utility room.

UTILITY ROOM

Fitted with base units and worksurfaces incorporating sink drainer unit. Plumbing for washing machine. Wall mounted boiler. Splash back tiling. Radiator. Extractor. Tiled flooring.

FIRST FLOOR LANDING



Doors to all rooms. Galleried landing. Loft access. Double glazed window to side. Airing cupboard housing water tank.

BEDROOM ONE 17'6" x 11'1" (5.34 x 3.39)



Dual aspect room with double glazed window to rear. Double glazed Juliette balcony to front. Two double door built in wardrobes. Door to ensuite. Radiator

ENSUITE

Three piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin. Frosted double glazed window to front. Part tiled walls. heated towel rail. Extractor.

BEDROOM TWO 10'6" x 9'6" (3.21 x 2.90)



Double glazed French doors to front. Radiator.

BEDROOM THREE 13'5" x 9'6" (4.11 x 2.90)

Double glazed window to rear and side. Radiator

BEDROOM FOUR 10'7" x 3'3",.111'6" (3.24 x 1,.34)

Double glazed window to side.

BATHROOM



Three piece re-fitted suite comprising panelled bath with mixer tap and shower attachment, low level wc and wash hand basin. Tiled flooring and walls. Heated towel rail. Frosted double glazed window to side.

REAR GARDEN

Enclosed and laid to lawn with decking area. Gated side access. Brick and wooden fence surround. Raised sleeper flower beds. Service door to double garage. Outside tap.

DOUBLE GARAGE

Double up and over doors. Power and light.

FRONT GARDEN

Path to front door with storm porch over. Hedgerow surround. Double width block paved driveway.

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.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

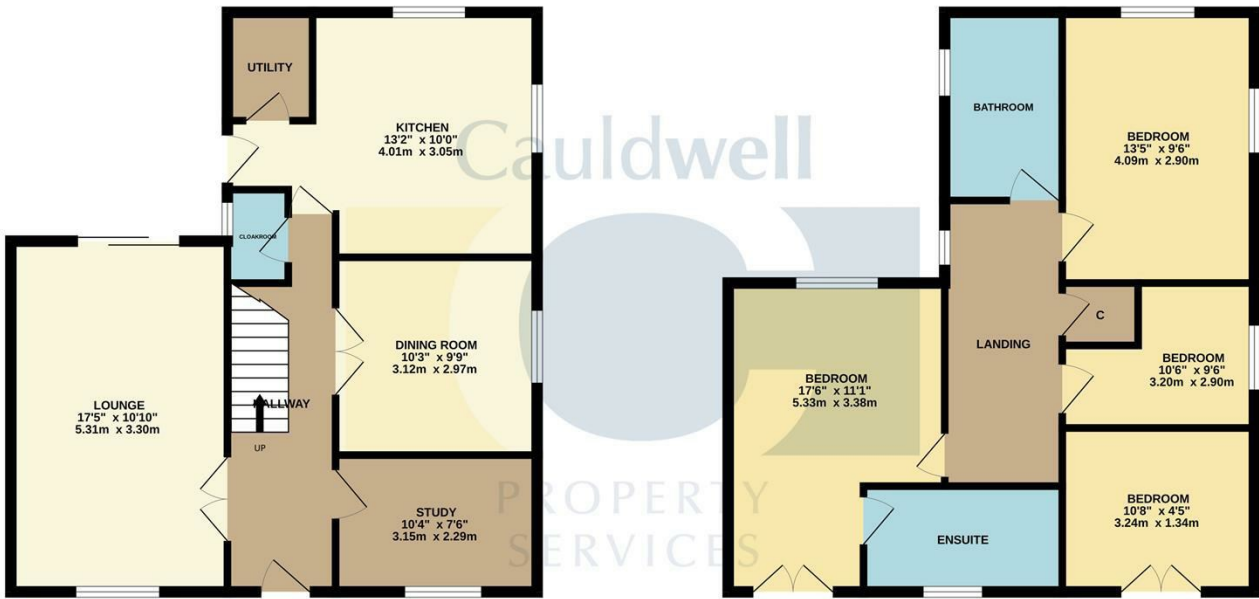
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Floor Plan

GROUND FLOOR

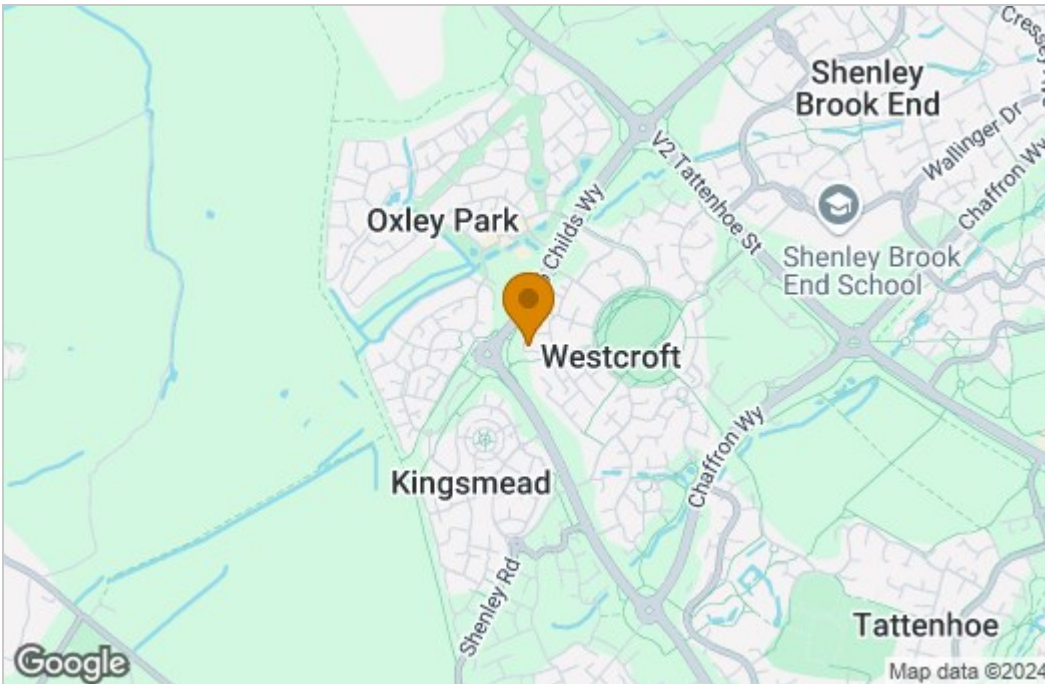
1ST FLOOR



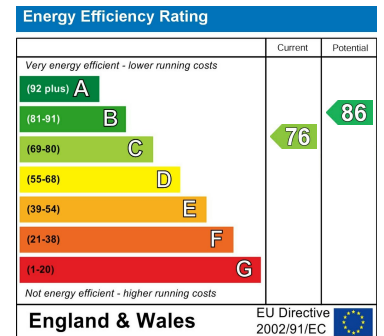
TOTAL FLOOR AREA : 1442sq.ft. (134.0 sq.m.) approx.

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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