

Cauldwell

PROPERTY SERVICES



25 Sakura Walk, Milton Keynes, MK15 9EJ

£425,000

Cauldwell are delighted to offer for sale a stunning four bedroom home situated in the picturesque and highly desirable area of Willen Park in Milton Keynes, this delightful home offers spacious and versatile living accommodations, perfect for modern family life.

****Key Features:****

- ****Entrance Hall:**** A welcoming entrance hall that sets the tone for the rest of the property, providing an inviting space upon entry.
- ****Separate Dining Room:**** An elegant dining room, ideal for formal dinners and family gatherings.
- ****Kitchen:**** A well-designed kitchen that offers functionality and style, perfect for culinary adventures.
- ****Dual Aspect Living Room:**** A generously sized living room with dual aspect windows, flooding the space with natural light and creating a bright and airy ambience.
- ****Four Bedrooms:**** The property features four well-proportioned bedrooms, each offering ample space and comfort.
- ****Ensuite:**** The master bedroom includes a modern ensuite bathroom, providing a private and convenient retreat.
- ****Family Bathroom:**** A contemporary family bathroom serves the additional bedrooms, designed with both style and practicality in mind.

****Exterior:****

ENTRANCE HALL



Entrance door. Stairs to first floor. Door to living room, kitchen, cloakroom and dining room. Two frosted double glazed windows to front. Skimmed ceiling.

LIVING ROOM 20'0" x 10'10" (6.12 x 3.31)



Double glazed bay window to front. Double glazed French doors to rear. Skimmed ceiling. Two radiators.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Frosted double glazed window to front. Tiled flooring. Skimmed ceiling.

DINING ROOM 12'7" x 9'9" (3.84 x 2.99)



Double glazed bay window to front and double glazed window to either side. Skimmed ceiling. Double panelled radiator.

KITCHEN 12'11" x 9'4" (3.95 x 2.87)



Unusual shaped room. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in oven, four ring hob and extractor.

Plumbing for washing machine and dishwasher. Wall mounted concealed boiler. Tiled flooring. Splash back tiling. Double glazed window and door to rear. Double panelled radiator. Space for fridge freezer.

FIRST FLOOR LANDING

Doors to all rooms. Access to loft. Radiator. Double glazed window to rear.

BEDROOM ONE 11'0" x 9'5" (3.36 x 2.89)



Double glazed window to front. Radiator. Door to ensuite.

ENSUITE



Three piece suite comprising tiled shower cubicle with shower, low level wc and wash hand basin. Splash back tiling. Frosted double glazed window to front. Tiled flooring. Shaver point. Extractor. Skimmed ceiling.

BEDROOM TWO 11'0" x 9'4" (3.36 x 2.86)



Double door built in cupboard. Double glazed window to front. Skimmed ceiling.

BEDROOM THREE 8'1" x 7'9" (2.48 x 2.38)



Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM FOUR 7'0" x 6'3" (2.15 x 1.92)

Unusual shaped room. Double glazed window to front. Radiator.

BATHROOM



Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Tiled flooring. Frosted double glazed window to rear. Skimmed ceiling. Extractor Shaver point.

REAR GARDEN



Enclosed and laid to lawn with wooden fence surround. Gated side access. Patio area. Outside tap and lighting. Two allocated parking spaces.

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

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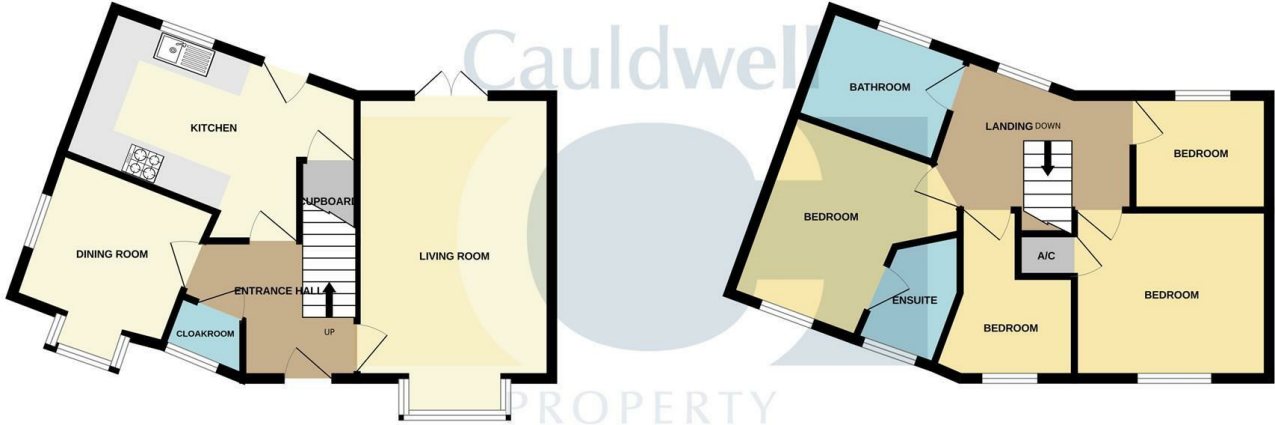
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Please note there is an annual maintenance charge of £276

Floor Plan

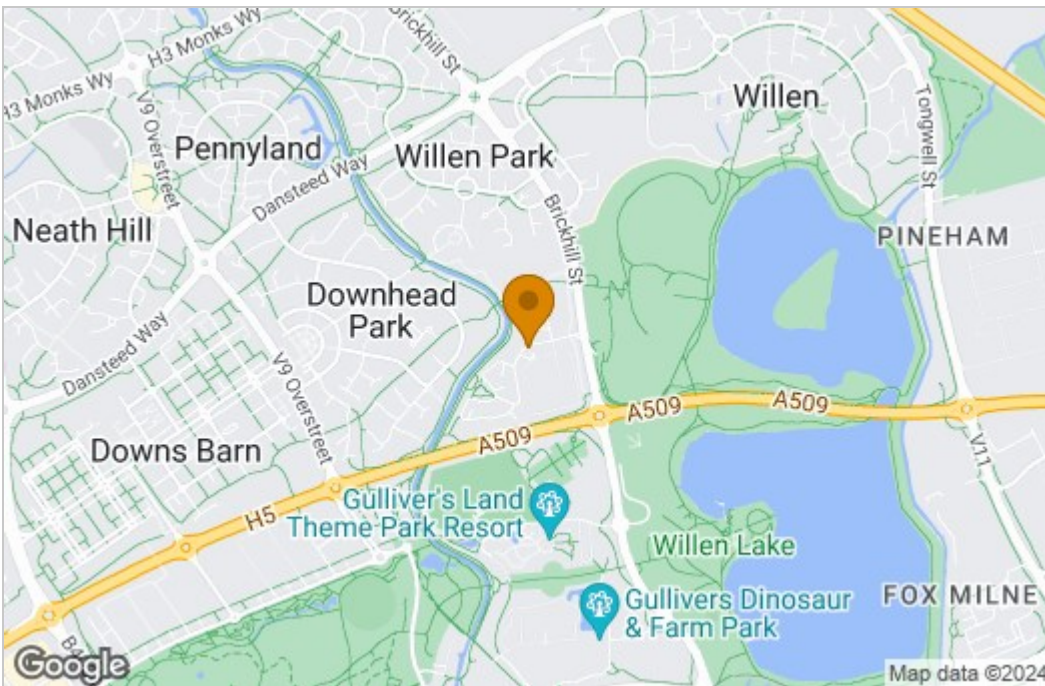
GROUND FLOOR

1ST FLOOR



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			89
(81-91) B		79	
(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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