

# Cauldwell

PROPERTY SERVICES



## 6 Berrington Grove, Milton Keynes, MK4 4FB

**£599,995**

CAULDWELL are delighted to offer for sale a stunning EXTENDED detached family home, situated within the popular Westcroft area. The stunning property boasts a spacious extension comprising of a quality fitted kitchen/dining/ family room. Accommodation comprises; entrance porch, entrance hall, dual aspect living room, cloakroom, high quality fitted kitchen/dining/ family room with integrated appliances, utility room, first floor, en-suite shower room, two bedrooms, family bathroom, second floor, two further double bedrooms. Outside there is a garage with off road parking and an enclosed rear garden.

Westcroft is located on the South Western side of Milton Keynes, within walking distance to the local shopping centre which has a range of great facilities and amenities. Milton Keynes shopping centre and railway station are both about 4 miles away and M1 junction 14 is 7 miles away. Westcroft is in the Shenley Brook End school catchment.

Energy rating C. Council tax band E.

## ENTRANCE PORCH

Door to entrance hall. Skimmed ceiling.

## ENTRANCE HALL

Door to dual aspect living room, cloakroom and extended kitchen/breakfast/dining room. Stairs to first floor. Coving to ceiling. Radiator. Telephone point.

## LIVING ROOM 16'11" x 10'3" (5.18 x 3.13)



Double glazed window to front. Double glazed bay window to side. Radiator. Telephone point. Coving to ceiling

## EXTENDED KITCHEN/DINING/FAMILY ROOM 22'1" x 16'11" (6.74m x 5.18m)



Double glazed window to side and rear. Patio doors to rear garden. Arch to utility room. Sky light windows. Two radiators. Television point.

## KITCHEN AREA

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Gas hob, electric oven and extractor hood. Space for American style fridge freezer. Integrated dishwasher.

## UTILITY ROOM 5'10" x 4'0" (1.78 x 1.22)

Door to side aspect. Fitted with wall and base units with worksurface. Plumbing for washing machine. Space for tumble dryer. Splash back tiling.

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin in vanity surround. Part tiled walls. Radiator. Extractor fan.

## FIRST FLOOR LANDING

Double glazed window to rear. Doors to bedroom one, two and bathroom. Radiator. Stairs to second floor. Airing cupboard.

## BEDROOM ONE 17'0" x 10'6" (5.20m x 3.21m)



Juliette balcony to front. Built in double wardrobe. Radiator. Television point. Door to ensuite

## ENSUITE



Double glazed window to rear. Three piece suite comprising double shower cubicle, low level wc and wash hand basin. Extractor fan. Radiator.

## BEDROOM TWO 10'6" x 9'10" (3.21m x 3.01m)



Juliette balcony to front. Walk in wardrobe. Radiator. Telephone point.

## BATHROOM



Double glazed window to rear. Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin, Part tiled walls. Radiator. Extractor fan.

## SECOND FLOOR LANDING

Sky light window to rear. Doors to bedrooms three and four.

## BEDROOM THREE 11'4" x 10'6" ( 3.47m x 3.21m)



Double glazed window to front. Radiator.

## BEDROOM FOUR 11'4" x 9'10" ( 3.46m x 3.02m)



Double glazed window to rear. Radiator. Loft access.

## REAR GARDEN

Enclosed rear garden with patio and lawn area. Door to garage.

## SINGLE GARAGE

Up and over door. Power and light.

## FRONT GARDEN

Wrap around front garden, laid to lawn with off road parking, part hardstanding, part gravelled.

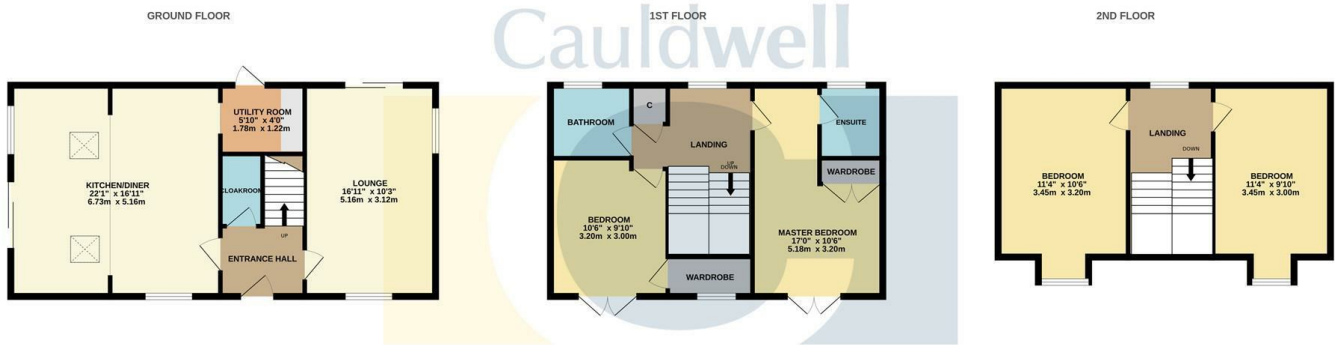
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# Floor Plan

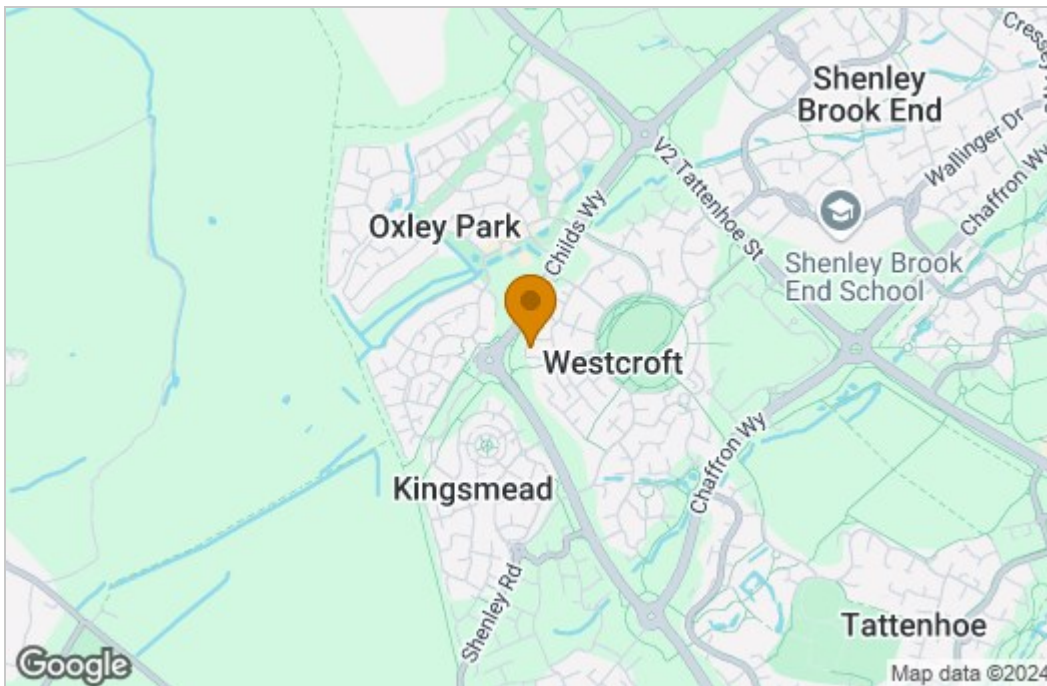


**TOTAL FLOOR AREA: 1399sq.ft. (130.0 sq.m.) approx.**

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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