

Cauldwell

PROPERTY SERVICES



34 Ibstone Avenue

Bradwell Common, Milton Keynes, MK13 8ED

£440,000



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ENTRANCE HALL

Double glazed door and window to front. Stairs to first floor landing. Radiator. Understairs storage. LED lighting.

UTILITY ROOM

Double glazed window to rear. Fitted worksurface and wall units. Space access loft. Plumbing for washing machine. Space for tumble dryer.

CLOAKROOM

Two piece suite comprising close coupled wc with recess cistern set into built in vanity unit and wash hand basin. Heated towel rail. Tiled flooring.

LIVING ROOM

16'5" x 10'11" (5.01 x 3.35)
Double glazed bay window to front with fitted inset blinds. Open fireplace. Radiator. Television point. Radiator. French doors to dining room.

KITCHEN/DINING ROOM

18'11" x 10'2" (5.79 x 3.12)
Double glazed windows to side. Door to rear leading to conservatory. Double glazed French doors to garden room. Fitted range of solid Oak wall and base units with worksurfaces. Rangemaster oven with five ring gas hob and electric hob with extractor over. One and half bowl sink drainer with mixer tap. Integral dishwasher. Space for American style fridge freezer. Built in microwave. Plinth heater. LED lighting.

GARDEN ROOM

19'3" x 10'7" (5.88 x 3.25)
Brick and UPVC double glazed construction with warm roof added. Double glazed French doors with inset blinds to side. Radiator. Television point.

CONSERVATORY

11'6" x 7'9" (3.53 x 2.38)
UPVC construction with double glazed windows all round. Double glazed French doors to rear aspect.

FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to front. Airing cupboard. Two accesses to part boarded loft space.

BEDROOM ONE

12'3" x 9'8" (3.74 x 2.96)
Double glazed window to side aspect. Radiator. Door to ensuite.

ENSUITE

Double glazed obscure window to rear. Two piece suite comprising shower cubicle with electric shower and wash hand basin. Electric shaver point. Extractor fan.

BEDROOM TWO

10'10" x 9'8" (3.32 x 2.95)
Double glazed window to side aspect. Radiator.

BEDROOM THREE

10'4" x 6'11" (3.16 x 2.13)
Double glazed window to rear aspect. Radiator.

BEDROOM FOUR

8'0" x 6'6" (2.44 x 2.00)
Double glazed window to front. Radiator.

BATHROOM

Double glazed obscure window to side. Three piece suite comprising 'P' shaped spa bath with mixer tap, wash hand basin and close coupled wc. Heated towel rail. Tiled walls. LED lighting. Mirror with automatic light sensor.

FRONT GARDEN

Laid to lawn with block paved driveway parking.

GARAGE

Up and over door to front. Power and lighting. Door to rear garden.

REAR GARDEN

Wrap around garden with a generous patio and lawn area with flower beds and border with sleepers and mature trees. Timber wendy house. Security lighting. Personal door to garage.

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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Road Map



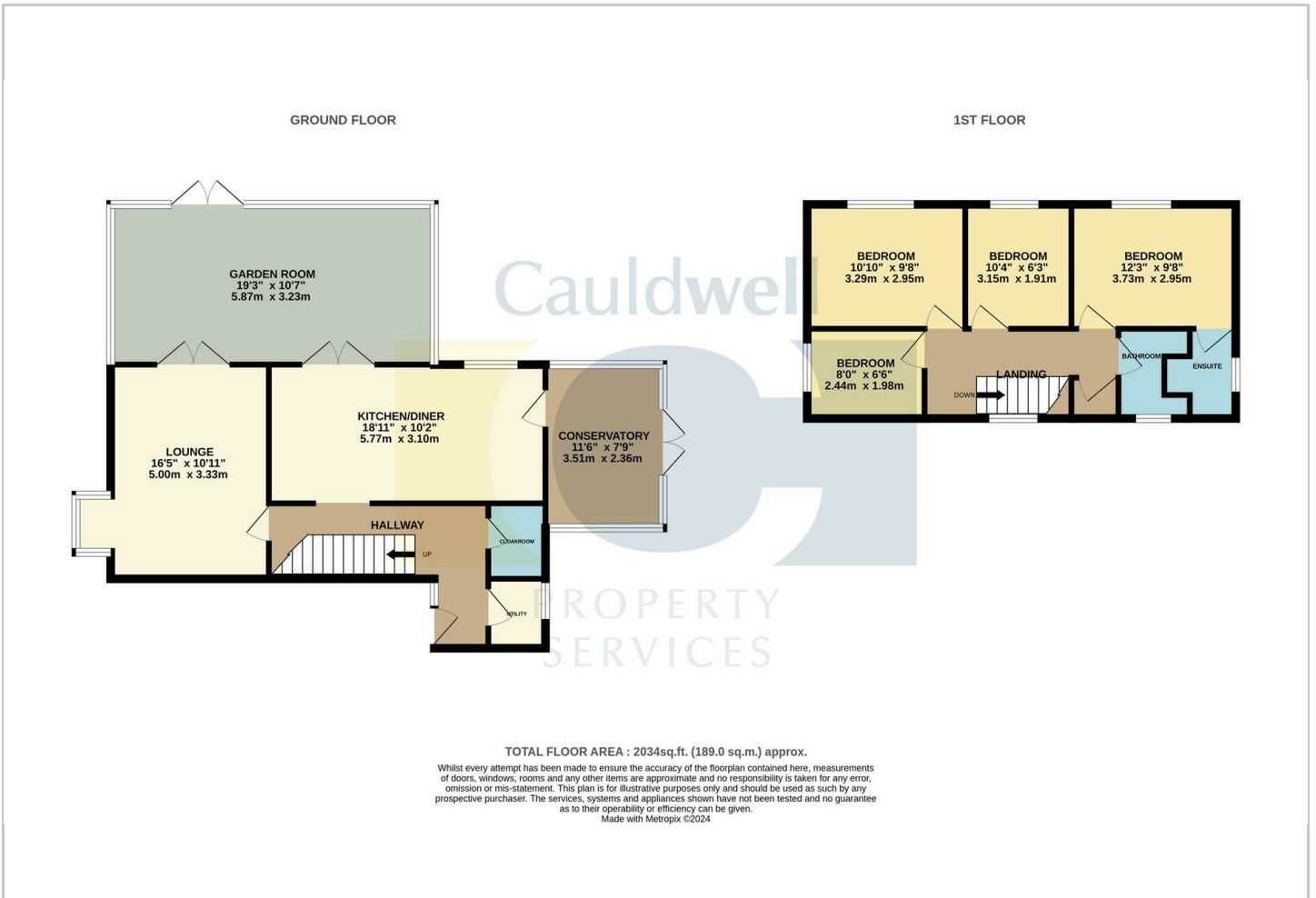
Hybrid Map



Terrain Map



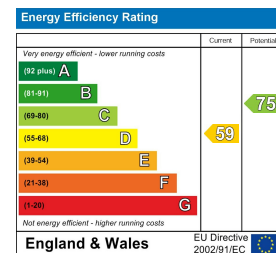
Floor Plan



Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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