

# Cauldwell

PROPERTY SERVICES



## 42 Astlethorpe, Milton Keynes, MK8 8EW

**£599,995**

Located in the desirable area of Two Mile Ash, Milton Keynes, this stunning four-bedroom detached home offers an abundance of space, perfect for contemporary family living. The property has been extended to the creating a versatile and comfortable environment.

The highlight of the ground floor is the sunken living room leading to a conservatory and beautiful rear garden. The extended kitchen provides a stylish and functional space for cooking and entertaining. Adjacent to the kitchen is a spacious study, ideal for those working from home or needing a quiet space. The home also features a downstairs cloakroom, offering additional convenience for guests.

The living room is a charming space, with a unique step-down design that adds character and a cosy feel. There is also a separate dining room, perfect for formal dinners and family gatherings.

Upstairs, you'll find four well-proportioned bedrooms, each offering ample storage and comfort. The family bathroom and en suite have been modernized to a high standard, providing a touch of luxury.

Externally, the property continues to impress with a generous driveway leading to a double garage, offering ample parking and storage solutions. The beautiful rear garden is a true oasis, with plenty of space for outdoor activities, gardening, or simply relaxing in a peaceful setting.



## ENTRANCE PORCH

Frosted double glazed door. Door to:-

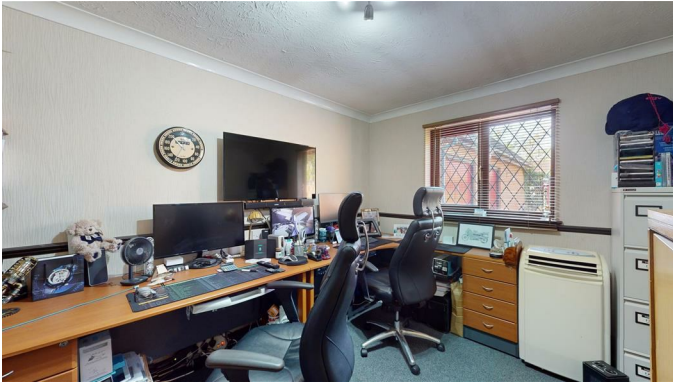
## ENTRANCE HALL

Stairs to first floor. Door to study, cloakroom, kitchen/breakfast room and dining room. Radiator

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Heated towel rail. Part tiled walls. Tiled flooring. Frosted double glazed window to front.

## STUDY 9'3" x 11'3" (2.82 x 3.45)



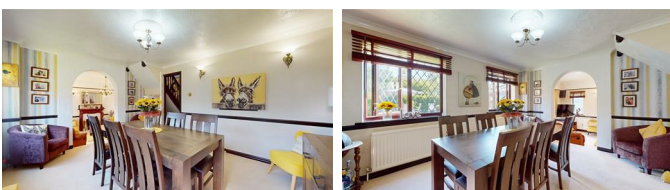
Double glazed window to front. Radiator.

## KITCHEN/BREAKFAST ROOM 8'10" x 17'8" (2.71 x 5.40)



Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer with mixer tap. Range cooker and extractor hood. American style fridge freezer. Built in dishwasher and washing machine. Built in freezer and tumble dryer. Breakfast bar. Radiator. Double glazed window to front and double glazed door to side. Wall mounted boiler. Splash back tiling.

## DINING ROOM 14'11" x 11'3" (4.57 x 3.45)



Arch and stairs to living room. Two double glazed windows to rear. Two radiators.

## LIVING ROOM 12'3" x 17'10" (3.75 x 5.45)



Two double glazed windows to side. Double glazed French doors to conservatory. Fireplace and surround. Radiator.

## CONSERVATORY 8'0" x 10'8" (2.44 x 3.27)



Brick and UPVC double glazed construction with double glazed French doors to garden. Radiator. Power and lighting.

## FIRST FLOOR LANDING

Doors to all rooms. Loft access. Airing cupboard.

## BEDROOM ONE 12'8" x 11'8" (3.88 x 3.56)



Three door wardrobe with sliding mirror doors. Double glazed window to front. Radiator. Door to ensuite.

## ENSUITE



Re-fitted three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Tiled walls. Frosted double glazed window to front.

## BEDROOM TWO 12'2" x 12'4" (3.71 x 3.78)



Double glazed window to front and side. Radiator.

## BEDROOM THREE 11'2" x 9'2" (3.41 x 2.80)



Double glazed window to rear. Radiator.

## BEDROOM FOUR 8'4" x 8'9" (2.55 x 2.68)



Double glazed window to rear. Radiator.

## BATHROOM



Re-fitted three piece suite comprising panelled bath with mixer tap and shower attachment, low level wc and wash hand basin in vanity surround. Heated towel rail. Tiled walls.

## REAR GARDEN



Enclosed rear garden, laid mainly to lawn with patio and decking area. Wooden fence surround. Gated side access. Outside tap.

## FRONT GARDEN

Substantial hardstanding driveway with parking for several vehicles.



## DOUBLE GARAGE



Double up and over door. Power and light. Fitted electric charge point,

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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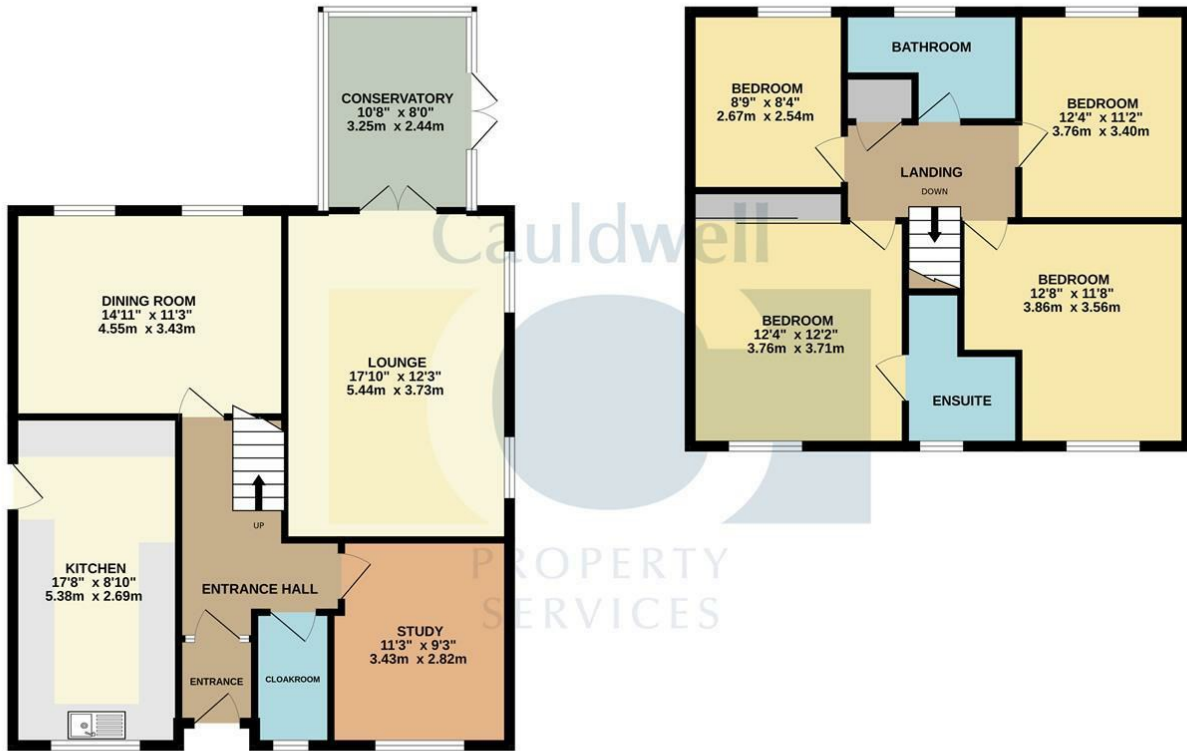
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# Floor Plan

GROUND FLOOR

1ST FLOOR



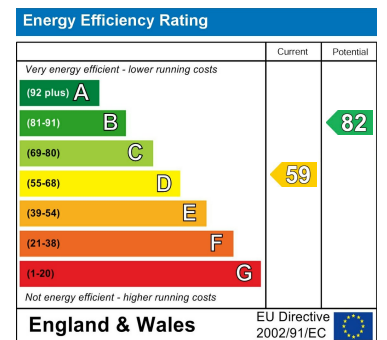
TOTAL FLOOR AREA : 1453sq.ft. (135.0 sq.m.) approx.

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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