



Cauldwell

PROPERTY SERVICES



3 Hetton Close, Milton Keynes, MK13 7NP

£499,995

CAULDWELL are pleased to offer for sale a well presented detached family home, with a double garage Annex conversion, situated within the popular Heelands area (close proximity to main line train station and shopping centre). Accommodation comprises; entrance hall, downstairs cloakroom, fitted kitchen dining room, dual aspect living room, conservatory, utility cupboard, first floor landing, ensuite shower room to the main bedroom, three further bedrooms and a family bathroom. Outside there is a double garage converted to a studio annex. double width driveway and a generous size secluded rear garden.

Within the development there is a local centre, with a very popular bakery, amongst other shops; Bradwell Village with its picturesque cricket green and local pubs and primary school is within a mile walk; Great Linford Manor and railway walk is also within is also within a two mile walk. Heelands is conveniently located within close proximity to Central Milton Keynes shopping centre, and offering easy access to the mainline railway station and the A5. Along with all of it's amenities in the centre of Milton Keynes, you will find the Theatre district and the beautiful Campbell Park. Energy rating C. Council tax band E.

ANNEX OPEN PLAN LIVING/KITCHEN AREA 16'4" x 15'10" (4.98 x 4.84)



Measurements narrowing to 3.18m Open plan living. Three double glazed skylights. Skimmed ceiling. Wall mounted heater. Kitchen area fitted with a range of wall and base units, roll top work surface incorporating sink and drainer. Plumbing for washing machine. Door through to shower room.

ANNEX SHOWER ROOM



Three piece suite. Double tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap. Extractor fan, shaver point, tiled flooring and wall mounted heater. Frosted double glazed window to the side.

ENTRANCE

Entrance through front door into entrance hall. Stairs to first floor. Door to living room. Door to kitchen/dining room and door to downstairs cloakroom. Utility cupboard with plumbing to washing machine,

CLOAKROOM

Two piece suite. Low level wc, wash hand basin. Frosted double glazed window to the side. Radiator,

KITCHEN/DINING ROOM 19'3" x 11'5" (5.87 x 3.50)



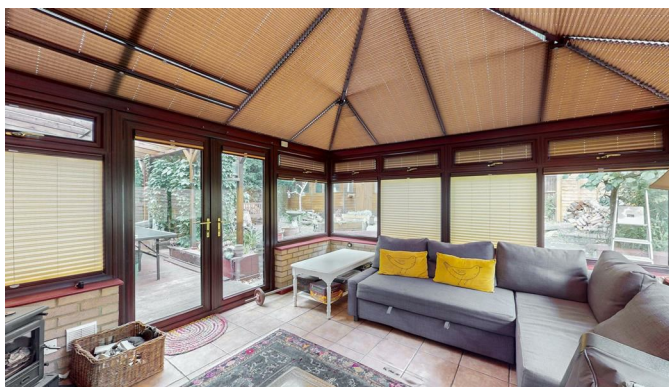
Kitchen fitted with a range of wall and base units. Roll top work surface incorporating a sink and drainer with mixer tap. Space for free standing cooker. Splash back tiles. Wall mounted boiler. Double glazed window to the rear. Double glazed door to the rear. Dining area has double glazed window to the rear. Sliding door leading to living room. Radiator.

LIVING ROOM 20'2" x 11'10" (6.17 x 3.62)



Measured into double glazed bay window to the front. Multi-fuel log burner. Sliding double glazed doors to conservatory. Radiator.

CONSERVATORY 12'5" x 12'1" (3.80 x 3.70)



Brick built UPVC double glazed construction. Double glazed French doors to the garden. Power and lighting. Multi-fuel log burner.

FIRST FLOOR LANDING



Doors to all rooms. Double glazed window to the front. Airing cupboard which houses water tank.

EN-SUITE



Three piece en-suite. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap. Heated towel rail. Tiled floor. Shaver point. Frosted double glazed window to the side.

BEDROOM TWO 11'7" x 8'1" (3.54 x 2.47)



Measured into bay window. Double glazed window to the front. Radiator.

BEDROOM THREE 8'4" x 11'0" (2.55 x 3.36)



Double glazed window to the rear. Radiator.

BEDROOM ONE 12'0" x 11'3" (3.68 x 3.45)



Double glazed window to the rear. Radiator, Door to en-suite,

BEDROOM FOUR 8'4" x 8'1" (2.55 x 2.48)

Double glazed window to the rear. Radiator.

FAMILY BATHROOM



Three piece suite. Panelled bath, low level wc, wash hand basin. Tiled walls. Radiator. Frosted double glazed window to the front.

REAR GARDEN



Enclosed and secluded rear garden laid mainly to patio. Wooden fence surround, gated side access.

FRONT

Double garage converted to annex. Double width hardstanding 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.

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Floor Plan

GROUND FLOOR

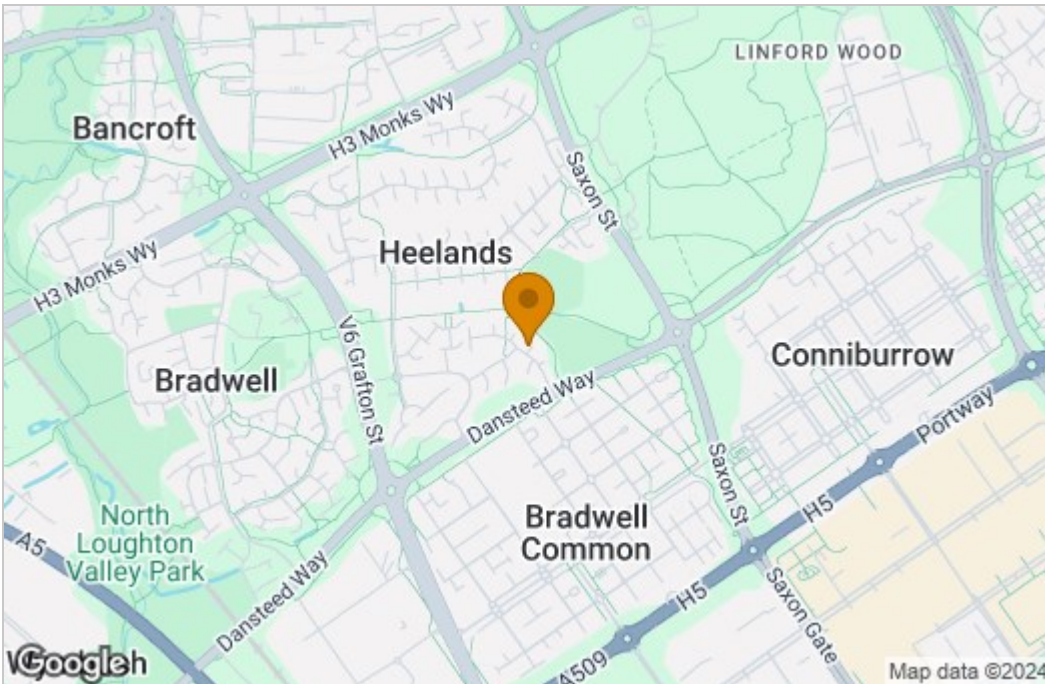


1ST FLOOR

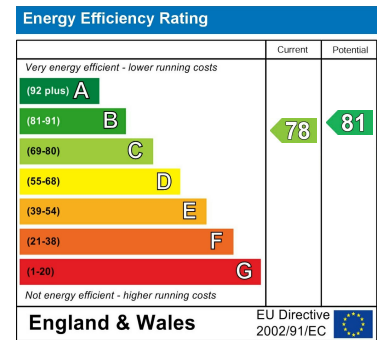


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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