



Cauldwell

PROPERTY SERVICES



13 Herdwyck Close, Milton Keynes, MK14 6GR

£595,000

Cauldwell are delighted to offer for sale a stunning four bedroom detached home at the end of a privately owned cul-de-sac in the sought-after location of Oakridge Park, Milton Keynes. This impressive four double-bedroom detached home offers ample space, comfort and privacy for modern family living. The property boasts a substantial frontage with plenty of parking, along with a hard standing driveway and garage. The property has gas fired dual zone central heating with Hive. Inside you are welcomed by an entrance hall leading to a study and a convenient downstairs cloakroom. The spacious living room and separate dining room offers plenty of room for relaxation and entertaining, whilst the kitchen/breakfast room with granite worksurfaces flows into a beautiful, spacious conservatory. The conservatory boasts a 4.5 metre wide set of bi-folding doors, with opens to connect it to the generous, established garden, perfect for outdoor enjoyment.

Upstairs, the home features four well-proportioned double bedrooms, including a master bedroom with ensuite. Three additional bedrooms offer versatility for guests or children, ensuring ample room for the entire family. A stylish four-piece family bathroom completes the upper floor. With the quiet cul-de-sac location on a private road, large garden and ample parking, this home is ideal for families looking for space, privacy and a desirable setting.

Conveniently located in Oakridge Park, residents enjoy easy access to a wealth of amenities. Nearby green spaces, canal walks and nature trails offer opportunities for outdoor recreation and leisure, perfect for active families and nature enthusiasts alike. Don't miss your chance to make this exquisite property your own.

Council Tax band E, Energy rating C

ENTRANCE



Entrance through front door into entrance hall. Stairs to first floor. Door to cloakroom. Door to Study. Double internal doors to dining room. Door to living room and to kitchen breakfast room. Radiator. Hardwood floor. Skimmed ceiling.

CLOAKROOM

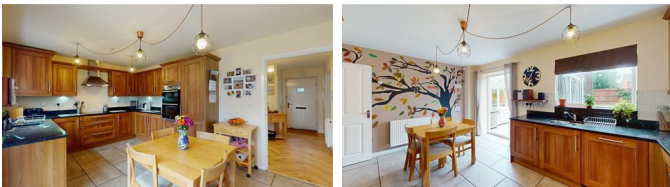
Two piece suite. Low level w.c, wash hand basin. Part tiled wall. Roll top worksurface with base units. Frosted double glazed window to the rear. Radiator.

DINING ROOM 11'9" x 9'4" (3.59 x 2.87)



Double glazed window to the front. Skimmed ceiling. Radiator.

KITCHEN / BREAKFAST ROOM 16'0" x 10'11" (4.90 x 3.34)



Fitted with a range of wall and base units. Granite work surface incorporating a one and a half bowl sink and drainer with mixer tap. Built in double oven, four ring hob and stainless steel extractor. Built in fridge freezer, dishwasher and washing machine. Under unit lighting. Skimmed ceiling. Tiled floor. Radiator. French doors leading to conservatory.

LIVING ROOM 15'7" x 11'9" (4.77 x 3.59)

Double glazed French doors to conservatory. Fireplace. Skimmed ceiling. Radiator.

CONSERVATORY 21'0" x 9'7" (6.41 x 2.93)



Brick built UPVC double glazed construction. Two wall mounted heaters. Tiled floor. Power and lighting. Double glazed bi-fold doors leading to rear garden.

STUDY 9'10" x 7'0" (3.02 x 2.14)

Double glazed window to the front. Hardwood floor. Skimmed ceiling. Radiator.

FIRST FLOOR LANDING

Doors to all upstairs rooms. Loft access. Airing cupboard. Skimmed ceiling.

BEDROOM ONE 14'1" x 10'7" (4.31 x 3.24)



Measured up to wardrobe. Double glazed window to the front. Skimmed ceiling. Three door fitted wardrobe. Radiator. Door to en-suite.

EN-SUITE



Three piece suite. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin. Part tiled walls. Skimmed ceiling. Extractor.

BEDROOM TWO 12'0" x 10'5" (3.66 x 3.18)

Double glazed window to the front. Skimmed ceiling. Radiator.

BEDROOM THREE 10'7" x 10'11" (3.23 x 3.33)



Double glazed window to the rear. Skimmed ceiling. Radiator.

BEDROOM FOUR 9'3" x 7'7" (2.83 x 2.32)



Double glazed window to the rear. Skimmed ceiling. Radiator.

FAMILY BATHROOM



Four piece suite. Panelled bath. Low level wc, wash hand basin with mixer tap. Tiled shower cubicle with wall mounted shower. Extractor. Skimmed ceiling. Frosted double glazed window to the rear. Radiator.

REAR GARDEN



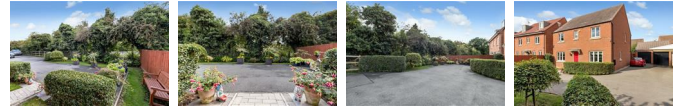
Generous enclosed rear garden with a wall and fence surround. Gated side access. Laid mainly to

lawn with block paved patio area and further patio area. Flower borders. Outside power, lighting and tap.

SINGLE GARAGE

Up and over door. Power and light.

FRONT



Front garden laid mainly to lawn. Block paved pathway leading to front door. Hardstanding driveway. Further allocated parking.

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

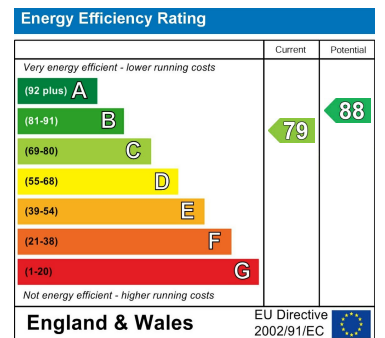


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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