



Cauldwell

PROPERTY SERVICES



33 Bowland Drive

Emerson Valley, Milton Keynes, MK4 2DN

Offers In The Region Of £595,000



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ENTRANCE PORCH

Double glazed windows to front and side. Double glazed French doors to front. Tiled flooring. Door to entrance hall.

ENTRANCE HALL

Stained glass door and windows to front. Radiator. Stairs to first floor landing. Understairs storage cupboard.

CLOAKROOM

Re-fitted two piece suite comprising close coupled wc and wash hand basin in vanity surround. Tiled walls and flooring. Extractor fan

LIVING ROOM

13'10" x 10'6" (4.23 x 3.22)

Double glazed bay window to front. Two radiators. Connecting internal French doors to dining room. Feature fireplace. Television point. Telephone point.

DINING ROOM

10'7" x 9'11" (3.25 x 3.04)

Double glazed patio door to rear. Radiator. Storage cupboard. Arch to kitchen.

KITCHEN

14'9" x 9'11" (4.51 x 3.03)

Two double glazed windows to rear. Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven, five ring hob and extractor over. Space for American style fridge freezer. Plumbing for dishwasher. Radiator. Television point. Arch to utility room.

UTILITY ROOM

Double glazed door to side. Fitted wall units and work surfaces. Plumbing for washing machine. Additional plumbing point. Space for tumble dryer.

GARDEN ROOM

14'2" x 9'6" (4.33 x 2.92)

Brick and UPVC double glazed construction. Windows to sides and rear. Double glazed French doors to side. Feature roof with sky lights. Radiator.

STUDY

10'11" x 8'0" (3.34 x 2.46)

Double glazed windows to front. Radiator. Fitted storage shelving units and desk.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to loft space with drop down ladder. Airing cupboard housing re-fitted combination boiler. Radiator.

BEDROOM ONE

17'1" x 9'10" (5.22 x 3.01)

Two double glazed windows to front. Three built in double wardrobes. Radiator. Door to re-fitted ensuite.

ENSUITE

Double glazed obscure window to front. Three piece suite comprising triple shower cubicle with glass screen, mains shower and rainfall head,, close coupled wc with recess cistern and wash hand basin in vanity unit. Heated towel rail. Tiled walls. Extractor fan.

BEDROOM TWO

12'0" x 8'11" (3.67 x 2.72)

Double glazed window to rear. Radiator. Fitted wardrobe with mirrored sliding doors.

BEDROOM THREE

8'9" x 8'1" (2.68 x 2.47)

Double glazed window to rear. Radiator. Fitted storage units and built in double wardrobe.

BEDROOM FOUR

7'1" x 8'2" (2.17 x 2.49)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to side. Re-fitted three piece suite comprising quadruple sized walk in shower with glass screen and mains shower with additional hand shower attachment, close coupled wc and wash hand basin in vanity unit. Heated towel rail. Extractor fan. Tiled walls.

FRONT GARDEN

Small lawn area with flower beds and borders.

REAR GARDEN

Rear width patio area with assorted flower beds and borders with lawn area. Fence surround. Power and light. Personal door to double garage. Gated access to front.

DOUBLE GARAGE

18'7" x 16'11" (5.68 x 5.16)

Two up and over doors to front. Power and light. Door to garden.

DRIVEWAY

To front of garage providing parking for 4 vehicles.

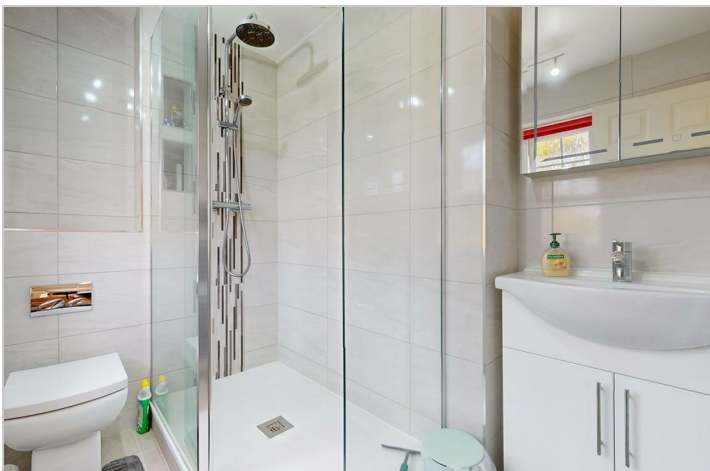
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be

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Road Map



Hybrid Map



Terrain Map



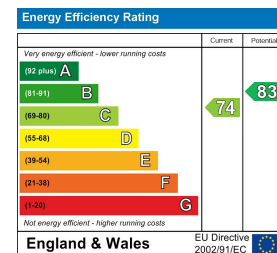
Floor Plan



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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