



# Cauldwell

PROPERTY SERVICES



## 6 Dart Close

, Newport Pagnell, MK16 9DF

Offers Over £485,000





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## ENTRANCE HALL

Double glazed obscure window and UPVC double glazed door to side. Tiled flooring. Radiator. Stairs to first floor landing.

## LIVING ROOM

15'2" x 10'5" (4.63 x 3.18)

Double glazed bow window to front and double glazed window to side. Radiator. Elevated gas fireplace with marble hearth. LED lighting. Television point. Built in surround sound system. Feature built in fish tank.

## DINING ROOM

14'7" x 11'7" (4.45 x 3.55)

Double glazed patio doors to rear. Radiator. Understairs storage cupboard. Arch to kitchen.

## KITCHEN

10'0" x 9'4" (3.07 x 2.85)

Double glazed window and door to rear. Re-fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven, combi microwave oven, integral fridge freezer, dishwasher and wine fridge. Plumbing for washing machine. Space for tumble dryer. Tiled walls and flooring to underfloor heating. LED spot lights.

## CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin. Radiator.

## FIRST FLOOR LANDING

Stairs from entrance hall.

## BEDROOM ONE

11'6" x 9'4" (3.53 x 2.87)

Double glazed French doors with Juliette balcony to rear. Radiator. Arch to ensuite.

## ENSUITE

8'3" x 4'9" (2.52 x 1.46)

Double glazed obscure window to rear. Three piece suite comprising double shower cubicle with shower, close coupled wc and wash hand basin. Underfloor heating. LED lighting. Mirror with light. Extractor fan. Tiled walls and flooring.

## BEDROOM TWO

11'4" x 10'0" (3.46 x 3.05)

Double glazed window to rear. Radiator. Access to part boarded loft space with light.

## BEDROOM THREE

10'5" x 8'6" (3.18 x 2.61)

Double glazed window to front. Radiator. Built in wardrobe. Airing cupboard.

## BEDROOM FOUR

9'5" x 7'4" (2.89 x 2.26)

Double glazed window to front. Radiator.

## BATHROOM

Double glazed obscure window to front. Three piece suite comprising large bath with hand shower attachment, close coupled wc and wash hand basin. Electric shaver point. Extractor fan. LED lighting. Tiled walls. Mirror with light.

## FRONT GARDEN

Block paved driveway parking for three vehicles. Block paved path way leading to gated access to rear garden. Small feature hedge.

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## REAR GARDEN

Rear width sandstone patio area with secondary sandstone patio area with pergola, lighting, grapevine and fountain. Shaped lawn with stocked flower beds and borders with perennial plants. small trees, bushes and flowers. Timber garden shed. Gated access to front. Outside power, lighting and tap.

## GARAGE

Electric roller door to front. Power and light. Central heating boiler. Storage cupboards. Outside tap.

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.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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Road Map



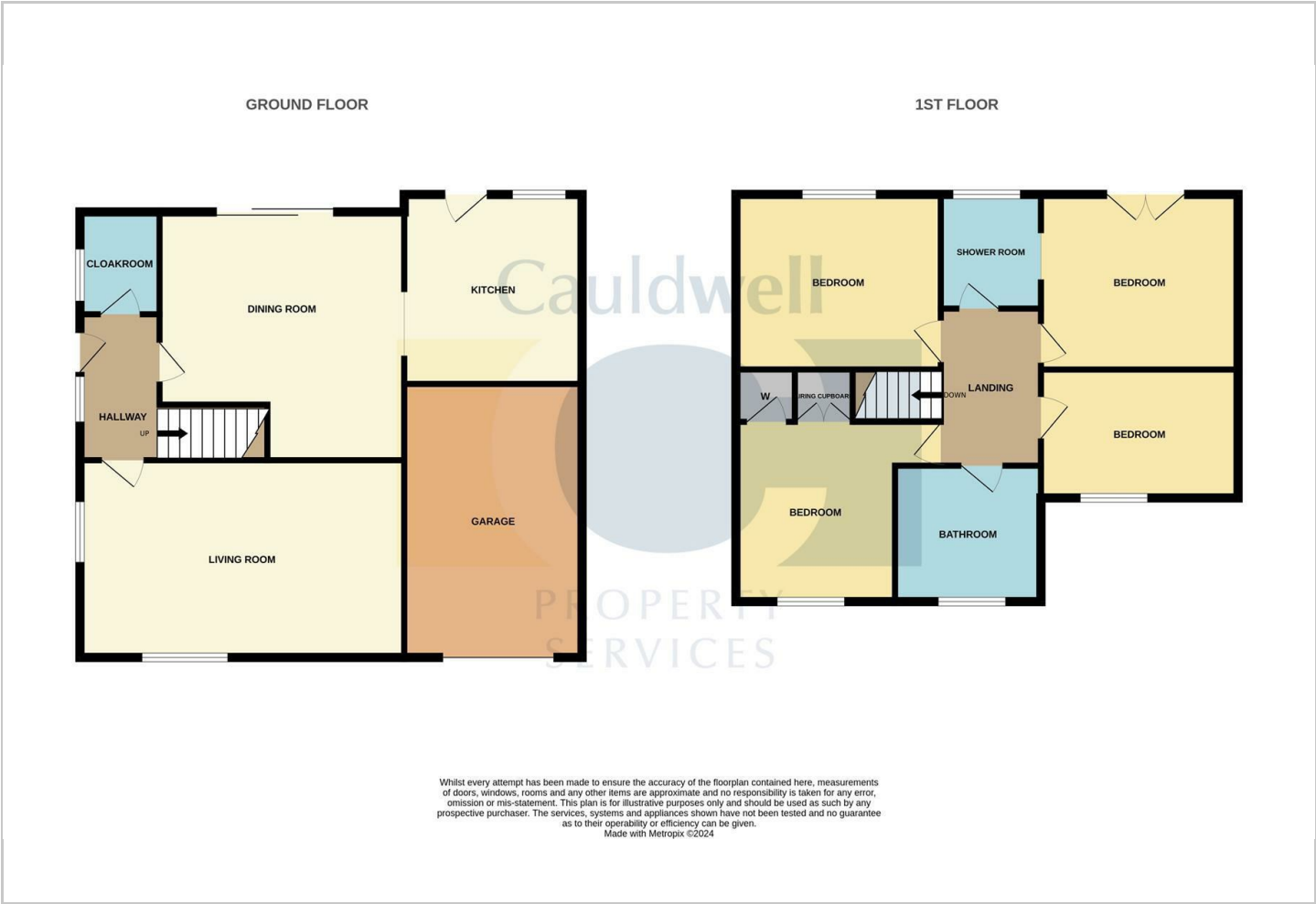
Hybrid Map



Terrain Map



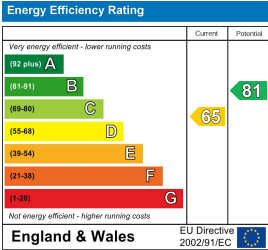
Floor Plan



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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