



Cauldwell

PROPERTY SERVICES



12 Shelsmore, Milton Keynes, MK14 5HU

£385,000

A four bedroom family home, offered for sale with no upward chain within the popular area of Giffard Park., perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by a generous size lounge dining room, ideal for relaxing with family or entertaining guests, fitted kitchen and a downstairs cloakroom. The highlight of this property is the beautiful conservatory, offering a tranquil space to enjoy your morning coffee or unwind after a long day. To the first floor, there are four well proportioned bedrooms and a refitted family bathroom

Don't miss the opportunity to make this house your home. Whether you're looking for a place to raise a family or simply seeking a peaceful abode, this property is sure to tick all the boxes. Council tax band B Energy rating C.

Giffard Park is ideally located close to local amenities, The Grand Union Canal offering beautiful green walks along the canal side and only a short drive back to the city centre, shopping centre and mainline train station. Newport Pagnell is the nearest local town with its high street shops and amenities.

ENTRANCE HALL

Door to kitchen and lounge/diner. Telephone point. Stairs to first floor landing.

KITCHEN 9'8" x 8'9" (2.95 x 2.67)

Double glazed window to side. Doors to conservatory. Fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer. Plumbing for dishwasher. Gas hob and electric oven with extractor fan. Splash back tiling. Space for freestanding fridge freezer.

CONSERVATORY

Double glazed windows to rear and side. French doors to rear garden.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Double glazed window to side. Splash back tiling. Radiator.

LOUNGE/DINER 18'9" x 15'7" (5.72 x 4.75)

Double glazed window to front and rear. Double glazed French doors to rear garden. Understairs storage cupboard,. Electric fire and surround. Television point. Two radiators.

FIRST FLOOR LANDING

Double glazed window to front. Doors to bedrooms and bathroom. Airing cupboard. Loft access.

BEDROOM ONE 10'4" x 9'1" (3.15 x 2.77)

Double glazed window to rear.

BEDROOM TWO 10'4" x 9'1" (3.15 x 2.77)

Double glazed window to rear.

BEDROOM THREE 9'1" x 7'4" (2.77 x 2.24)

Double glazed window to rear. Built in wardrobe. Radiator.

BEDROOM FOUR 7'4" x 6'2" (2.24 x 1.88)

Double glazed window to front. Radiator.

BATHROOM

Re-fitted suite comprising panelled bath with shower over, low level wc and wash hand basin. Double glazed window to front. Tiled. Radiator.

REAR GARDEN

Spacious enclosed rear garden laid to lawn with patio area. Gated access.

OFF ROAD PARKING

To side.

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

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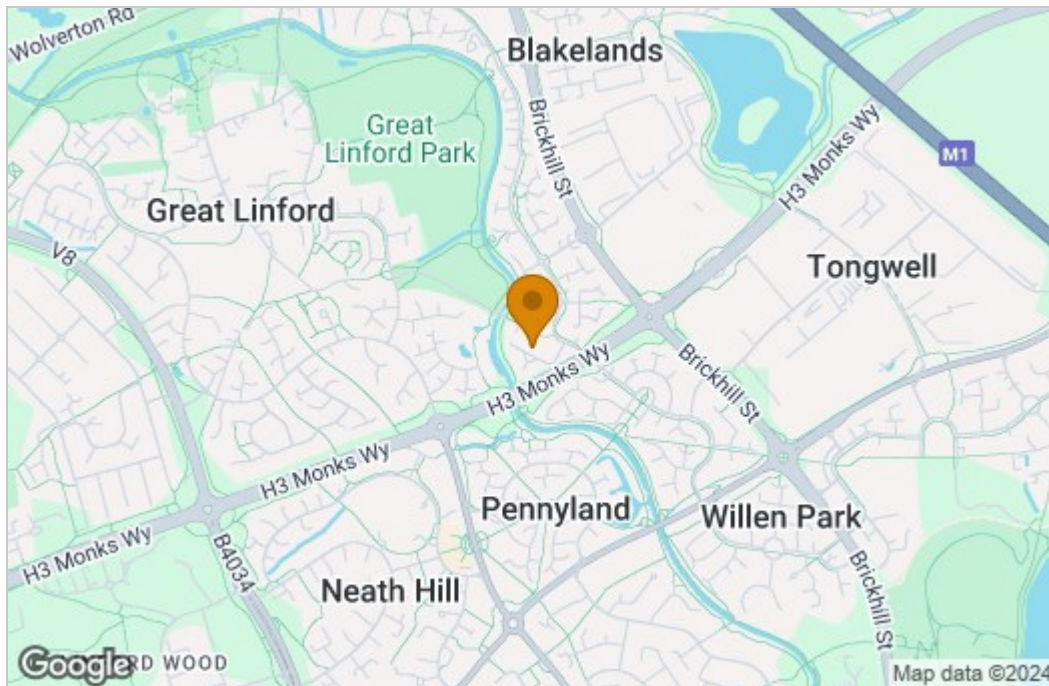
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Floor Plan

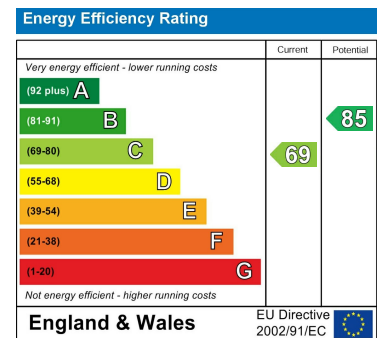


For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Area Map



Energy Efficiency Graph



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