



Cauldwell

PROPERTY SERVICES



14 Ibstone Avenue, Milton Keynes, MK13 8BD

Offers Over £399,995

Cauldwell are delighted to offer for sale a spacious Three-Bedroom Detached Home in Bradwell Common, Milton Keynes.

Located centrally, this impressive three-bedroom detached home offers ample space and modern conveniences throughout. Upon entering, you are greeted by an inviting entrance hall leading to a bright and airy living room, perfect for relaxation. The property also benefits from a separate dining room and a well-designed kitchen breakfast room, ideal for family meals and casual dining. The property also includes a downstairs cloakroom for convenience.

Upstairs, the home features three well-proportioned bedrooms, including a principal bedroom with its own en-suite for added comfort. The family bathroom serves the additional bedrooms.

Outside, you'll find a generous, secluded garden, providing an ideal space for outdoor activities and relaxation. The home is complemented by a generous frontage, driveway, and a single garage offering ample parking and storage options.

With its prime location in Bradwell Common, this home provides easy access to local amenities, schools, and transport links with Milton Keynes mainline train station within walking distance, making it an excellent

ENTRANCE HALL



Entrance door. Stairs to first floor. Radiator. Door to kitchen/diner, living room and cloakroom. Coving to skimmed ceiling.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Tiled flooring. Frosted double glazed window to front. Radiator.

LIVING ROOM 11'5" x 15'8" (3.49 x 4.80)



Double glazed bay window to front. Feature fireplace. Coving to skimmed ceiling. Opening to dining room.

DINING ROOM 11'4" x 9'2" (3.47 x 2.81)

Double glazed window and door to rear. Radiator.

KITCHEN/BREAKFAST ROOM 16'9" x 9'2" (5.11 x 2.81)



Restricted head height
Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit Built in

oven, four ring hob and extractor. Space for fridge freezer. Breakfast bar. Radiator. Splash back tiling Double glazed window to rear. Radiator. Skimmed ceiling with inset lighting.

FIRST FLOOR LANDING

Doors to all rooms. Loft access. Airing cupboard.

BEDROOM ONE 11'10" x 11'6" (3.63 x 3.51)



Double glazed window to front. Radiator. Mirror fronted wardrobe. Coving to skimmed ceiling Door to re-fitted ensuite.

ENSUITE



Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin with mixer tap in vanity surround. Radiator. Frosted double glazed window to front. Part tiled walls Heated towel rail. Skimmed ceiling with inset lighting. Extractor.

BEDROOM TWO 11'7" x 10'11" (3.54 x 3.33)



Three door sliding mirror fronted wardrobe. Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM THREE 9'11" x 8'3" (3.04 x 2.53)

Double door sliding mirror fronted wardrobe. Double glazed window to rear. Radiator.

BATHROOM



Three piece suite comprising panelled bath with mixer tap and shower over, low level wc and wash hand basin. Heated towel rail. Part tiled walls. Shaver point. Extractor. Skimmed ceiling. Inset lighting, Frosted double glazed window to side.

REAR GARDEN



A generous enclosed rear garden, laid mainly to lawn with large patio area and wooden fence surround. Outside tap. Service door to garage. Gated side access.

GARAGE

Up and over door.

FRONT GARDEN

Laid to lawn with path to front door with storm porch over. Double length 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.

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.

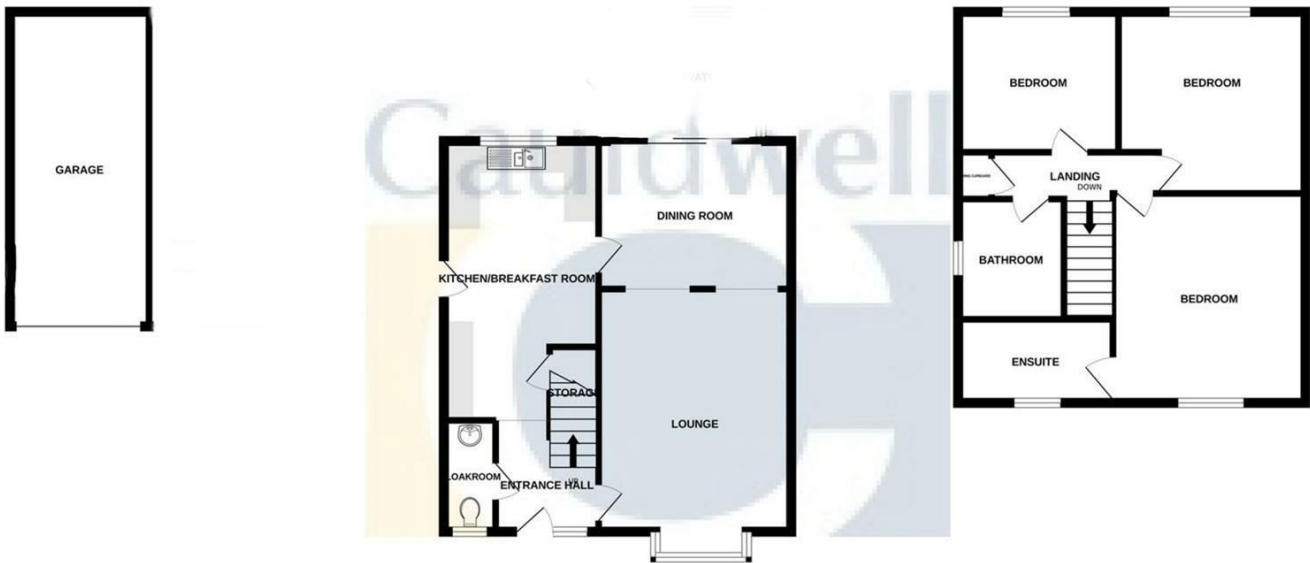
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Floor Plan

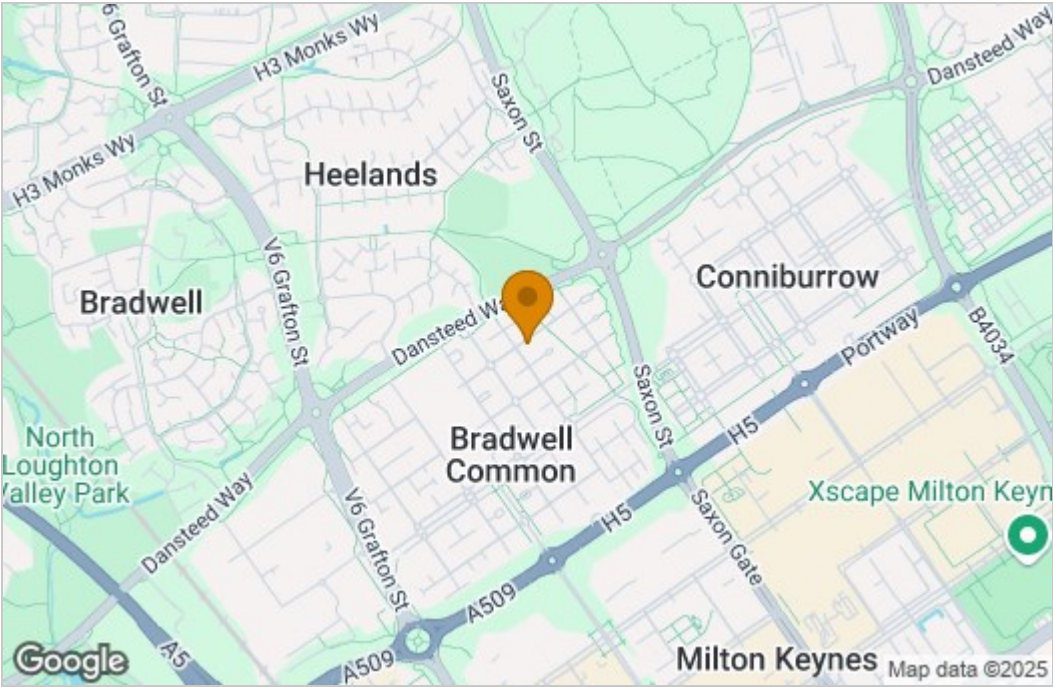
GROUND FLOOR

1ST FLOOR

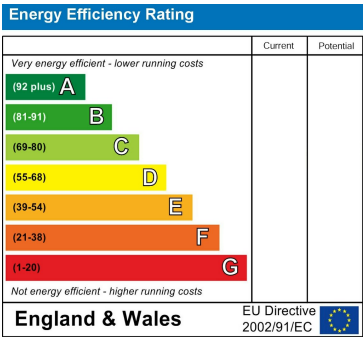


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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