



Cauldwell

PROPERTY SERVICES



46 Knibb Drive

Hanslope, Milton Keynes, MK19 7FH

£489,995



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Estate Development charge £88 per year.

ENTRANCE

Entrance through double glazed front door into entrance hall. Stairs to first floor Ceramic tiled floor. Radiator. Utility cupboard.

UTILITY CUPBOARD

Fitted work surfaces. Plumbing for washing machine. Combination boiler.

CLOAKROOM

Frosted double glazed window to the front. Low level wc, wash hand basin with mixer tap. Ceramic tiled floor. Radiator.

LIVING ROOM

15'1" x 10'11" (4.62 x 3.34)

Double glazed window to the front. TV point. Amtico flooring. Radiator

KITCHEN/DINING/FAMILY ROOM

20'3" x 12'4" (6.18 x 3.78)

Maximum measurements. Double glazed window and double glazed French doors to the rear. Kitchen fitted with a range of wall and base units. Work surfaces incorporating a one and a half bowl sink and drainer with mixer tap. Integrated fridge freezer, integrated dishwasher. Electric oven with separate electric grill and four ring gas hob with extractor over. Two radiators. Tiled floor.

FIRST FLOOR LANDING

Dog leg stair case from entrance hall with double glazed window at half landing. Access to loft space.

BEDROOM ONE

12'6" x 8'4" (3.82 x 2.56)

Maximum measurements. Double glazed window to the rear. Built in wardrobe with mirrored sliding doors. Radiator. Door to en-suite.

EN-SUITE

Frosted double glazed window to the rear. Double shower cubical with mains shower and additional rainfall shower head. Hand wash basin with mixer tap set into vanity unit. Lit mirror. Low level wc, Heated towel rail. Extractor fan. Tiled flooring.

BEDROOM TWO

11'7" x 7'10" (3.55 x 2.4)

Double glazed window to the front. Radiator.

BEDROOM THREE

10'4" x 6'8" (3.15 x 2.04)

Double glazed window to the rear. Radiator.

BEDROOM FOUR

8'4" x 7'5" (2.55 x 2.27)

Double glazed window to the front. Radiator.

FAMILY BATHROOM

Frosted double glazed window to the side. Bath with mixer tap and shower attachment. Double shower cubical with mains shower. Hand wash basin with mixer tap. Low level wc. Shaver point. Extractor fan. Heated towel rail.

FRONT

Shingle stone and rockery garden area. Block paved driveway to front for one vehicle. Block paved driveway to the side for three vehicles leading to detached single garage.

Tel: 01908 304480

DETACHED GARAGE

Up and over door to the front. Power and light.

REAR GARDEN

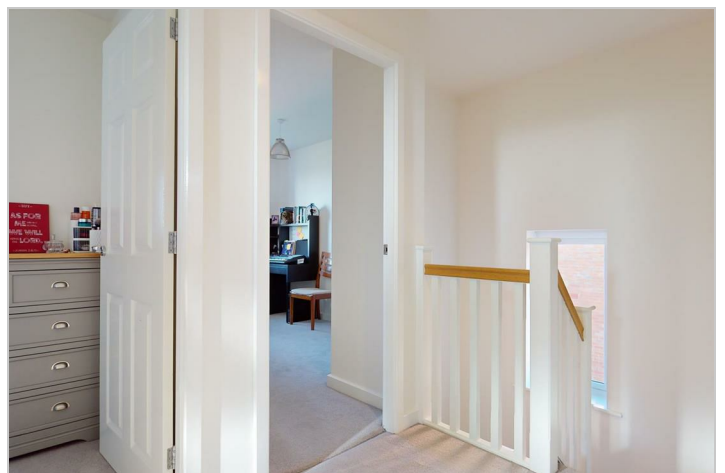
Mainly laid to lawn. Rear width patio area. Shingle stone area. Raised flower beds and borders with brick retaining wall. Selection of plants and small trees. Gated access to side leading to driveway. Gated access to opposite side. Outside tap.

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



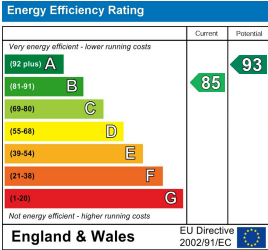
Floor Plan



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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