

Cauldwell

PROPERTY SERVICES



8 Coldeaton Lane

Emerson Valley, Milton Keynes, MK4 2HF

Offers In The Region Of £425,000



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ENTRANCE HALL

Composite UPVC double glazed front door. Shoe and coat storage cupboard. Dog leg stairs to first floor landing with understairs storage cupboard that also has a network connection point.. Radiator.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Extractor fan. Radiator.

LIVING ROOM

13'3" x 13'1" (4.05 x 4.01)

Double glazed bay window to front. Radiator. Television point. Network connection point. Telephone point. LED lighting.

KITCHEN/DINING ROOM

19'0" x 8'8" (5.81 x 2.66)

Double glazed windows and double glazed patio doors to rear. Fitted with a range of wall and base units with worksurfaces. Sink drainer unit. Neff electric oven, five ring gas hob and extractor over. Plumbing for dishwasher and space for fridge and space for fridge freezer. Door to utility room.

UTILITY ROOM

Double glazed UPVC door to side. Worksurface. Space for fridge freezer. Plumbing for washer dryer. Radiator. Extractor fan. Central heating boiler.

FIRST FLOOR LANDING

Dog leg stairs from entrance hall. Access to part boarded loft space. Airing cupboard.

BEDROOM ONE

13'3" x 9'2" - (4.06 x 2.8-)

Double glazed window to front with fitted black out blinds. Radiator. Built in double wardrobe. Ceiling fan. Door to ensuite.

ENSUITE

Double glazed obscure window to side. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Extractor fan. Radiator.

BEDROOM TWO

10'3" x 12'2" (3.14 x 3.73)

Double glazed window to rear with fitted black out blinds. Built in wardrobes with mirrored sliding doors. Radiator.

BEDROOM THREE

8'8" x 8'7" max (2.66 x 2.64 max)

Double glazed window to rear with fitted black out blinds. Network connection point. Radiator.

BATHROOM

Double glazed obscure window to front, Three piece suite comprising bath with mixer tap and hand shower attachment, close coupled wc and wash hand basin. Radiator. Extractor fan.

FRONT GARDEN

Shingle stone front garden area with path to gate to rear garden. Driveway parking leading to garage.

GARAGE

Up and over door to front. Door to rear garden. Power and light.

REAR GARDEN

Laid to lawn with rear width patio area with mature beds and borders and secondary patio area with decorative stone, artificial lawn seating area. Outside tap and garden lighting. Gated access to front. Outside power point.

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

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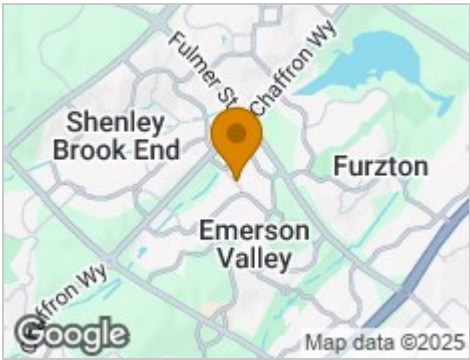
Road Map



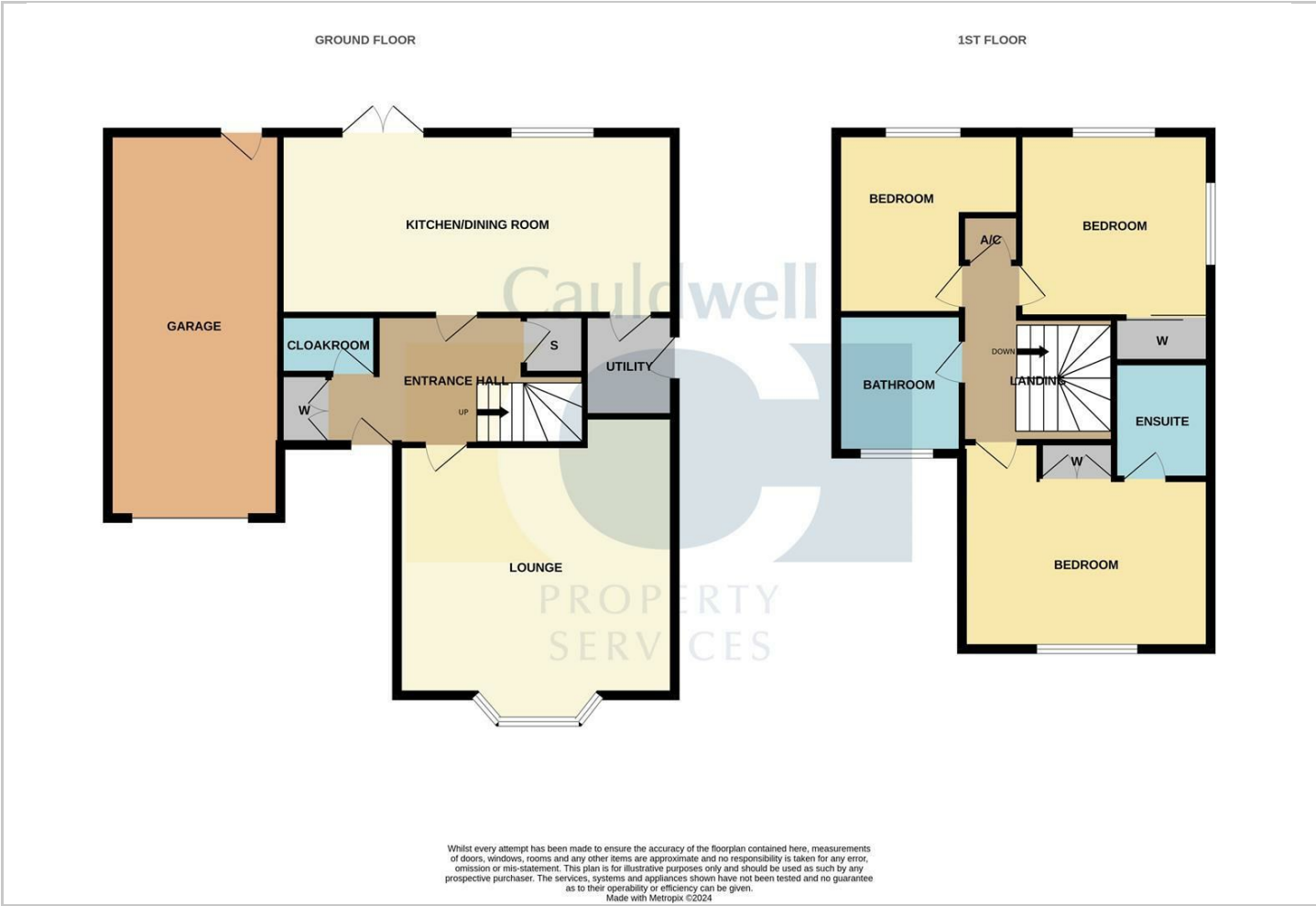
Hybrid Map



Terrain Map



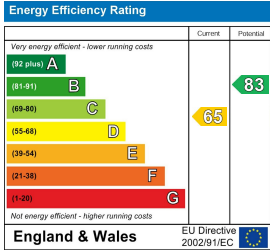
Floor Plan



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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