

Cauldwell

PROPERTY SERVICES



7 Brantwood Close, Milton Keynes, MK4 4FP

£699,995

CAULDWELL are delighted to offer for sale this exceptional high specification detached family home, situated within the popular area of Westcroft, in a cul-de-sac location. The property offers versatile living space across three floors boasts a gym with a separate home working area and a stylish refitted kitchen with a central island. Accommodation comprises; entrance hall, downstairs cloakroom, study, generous size dining room with French doors leading to the garden, living room, kitchen/diner, utility room. To the first floor, four piece en-suite to the principal bedroom, bedroom four, bedroom five and a four piece family bathroom. To the second floor, bedroom two, bedroom three and a separate shower room. Outside there is a double width driveway, attractive enclosed rear garden and a converted double garage providing a gym and a separate home working area currently used as a salon. Energy rating C. Council Tax Band F.

Westcroft is located on the South Western side of Milton Keynes, within walking distance to the popular Westcroft district shopping centre which has a range of great facilities and amenities. Milton Keynes shopping centre and railway station are both about 4 miles away and M1 junction 14 is 7 miles away. Westcroft is in the Shenley Brook End school catchment area.

ENTRANCE HALL

Front entrance door. Stairs to first floor. Understairs storage cupboard. Door to cloakroom, kitchen/breakfast room, living room and study. Feature radiator. Coving to skimmed ceiling with inset lighting.

CLOAKROOM

Re-fitted two piece suite comprising low level wc and wash hand basin. Feature radiator. Splash back tiling. Coving to skimmed ceiling. inset lighting. Extractor.

LIVING ROOM 12'4" x 19'10" (3.77 x 6.07)



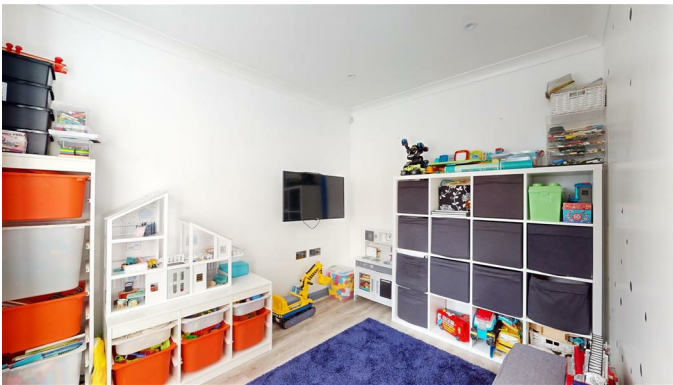
Double glazed window to front and side. Double internal doors to dining room. Two feature radiators. Coving to skimmed ceiling with inset lighting,

DINING ROOM 15'10" x 12'0" (4.84 x 3.67)



Double glazed window to rear and double glazed French doors to garden. Two feature radiators. Coving to skimmed ceiling Door to re-fitted kitchen/breakfast room

STUDY 10'2" x 7'10" (3.10 x 2.40)



Double glazed window to the front.

KITCHEN/BREAKFAST ROOM 14'7" x 12'4" (4.46 x 3.78)



Fitted with a range of soft close wall and base units with marble effect Quartz worksurfaces incorporating sink drainer and mixer tap. Built in double oven, five ring gas hob and extractor hood. Built in fridge freezer, dishwasher and wine fridge. Central island unit with breakfast bar. Double glazed window to rear. Arch to utility room. Feature radiator. Coving to skimmed ceiling with inset lighting

UTILITY ROOM

Fitted with soft close wall units. Plumbing for washing machine. Space for tumble dryer. Coving to skimmed ceiling with inset lighting. Extractor. Feature radiator. Double glazed door to side.

FIRST FLOOR LANDING



Doors to bedroom one, four, five and bathroom. Stairs to second floor. Radiator. Double glazed window to front. Two radiators. Coving to skimmed ceiling with inset lighting.

BEDROOM ONE 12'4" x 18'7" (3.78 x 5.67)



Double glazed window to front. Radiator. Coving to skimmed ceiling with inset lighting. Three door fitted wardrobe. Two radiators.

ENSUITE 10'0" x 6'10" (3.06 x 2.1)



Four piece suite comprising panelled bath with shower attachment, double tiled shower cubicle, low level wc and wash hand basin with mixer tap. Par tiled walls. Shaver point. Extractor. Coving to skimmed ceiling with inset lighting. Radiator. Frosted double glazed window to rear.

BEDROOM FOUR 16'2" x 7'10" (4.94 x 2.41)



Double glazed window to front. Radiator. Coving to skimmed ceiling with inset lighting.

BEDROOM FIVE 11'4" x 12'5" (3.47 x 3.80)



Double glazed window to rear. Radiator. Coving to skimmed ceiling with inset lighting.

BATHROOM

Four piece suite comprising tiled shower cubicle, panelled bath with shower attachment, low level wc and wash hand basin. Part tiled walls. Radiator. Frosted double glazed window to rear. Coving to skimmed ceiling with inset lighting. Extractor. Shaver point.

SECOND FLOOR LANDING

Doors to bathroom and bedroom two and three. Double door airing cupboard housing boiler.

BEDROOM TWO 10'4" x 20'4" (3.16 x 6.20)



Restricted head height
Double glazed window to front. Double glazed sky light to rear. Skimmed ceiling. Radiator.

BEDROOM THREE 20'7" x 8'1" (6.28 x 2.47)



Double glazed window to front and sky light to rear. Coving to skimmed ceiling with inset lighting. Two three door built in cupboards. Radiator.

SHOWER ROOM



Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Radiator. Part tiled walls. Shaver point. Extractor. Coving to skimmed ceiling with inset lighting. Double glazed sky light to rear.

REAR GARDEN



Enclosed and laid mainly to lawn with patio area. Brick and wooden fence surround. Service door to garage. Outside power, tap and lighting.

DOUBLE GARAGE CONVERSION 17'11" x 8'3" **(5.48 x 2.52)**

Power and lighting. Eaves storage,. Skimmed ceiling.

SALON/GYM 17'6" x 9'5" (5.35 x 2.89)

Part garage conversion. Skimmed ceiling with inset lighting. Two double glazed French doors to front with double glazed windows to either side. Power and lighting.

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.

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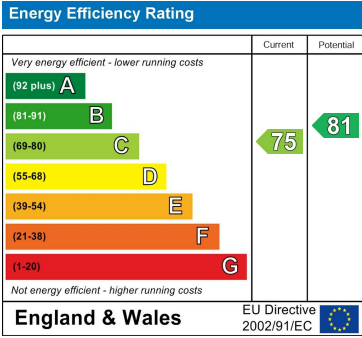
Floor Plan



Area Map



Energy Efficiency Graph



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