



# Cauldwell

PROPERTY SERVICES



## 22 Aran Court, Milton Keynes, MK14 6FB

### £440,000

FOUR DOUBLE BEDROOM HOME | OAKRIDGE PARK | NO UPPER CHAIN | 1,403 Sq. Ft

Situated at the end of a cul-de-sac and overlooking a charming open green, this impressive three-story family home offers a perfect blend of modern living and convenience in the highly sought-after Oakridge Park area of Milton Keynes.

The ground floor boasts a dual-aspect living room, filling the space with natural light, and a spacious dual-aspect kitchen/dining room, perfect for entertaining. A downstairs cloakroom of a generous entrance hall completes the ground floor.

The first floor features two double bedrooms, including a principal bedroom with an ensuite, and a modern family bathroom.

On the second floor, you'll find a further two double bedrooms, including a guest bedroom with a washroom, ideal for visitors or versatile use.



## ENTRANCE HALL



Stairs to first floor. Understairs storage cupboard. Door to living room and kitchen/diner. Radiator. Frosted double glazed window to front.

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Tiled flooring. Radiator. Part tiled walls.

## KITCHEN/DINING ROOM 17'0" x 9'5" (5.19 x 2.88)



Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer with mixer tap. Built in double oven, four ring hob and extractor. Built in fridge freezer, dishwasher and washing machine. Double glazed window to front. Double glazed French doors to side. Skimmed ceiling with inset lighting. Newly fitted wall mounted boiler inside concealed cupboard. Splash back tiling. Tiled flooring. Radiator.

## LIVING ROOM 17'0" x 12'5" (5.19m x 3.81m)



Measured into bay. Double glazed window to front. Double glazed window to side. Hardwood flooring. Skimmed ceiling. Radiator.

## FIRST FLOOR LANDING



Stairs to second floor. Door to bedroom two, four and bathroom. Skimmed ceiling. Radiator.

## BEDROOM ONE 17'0" x 12'5" (5.19m x 3.81m)



Measured into bay. Double glazed bay window to side. Double glazed window to front. Built in double wardrobes. Skimmed ceiling. Radiator. Door to ensuite.

## ENSUITE



Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Skimmed ceiling. Tiled flooring. Radiator.

## BATHROOM



Three piece suite comprising panelled bath, low level wc and wash hand basin. Part tiled walls and flooring. Shaver point. Extractor. Frosted double glazed window to side.

## BEDROOM FOUR 9'11" x 7'2" (3.03 x 2.20)



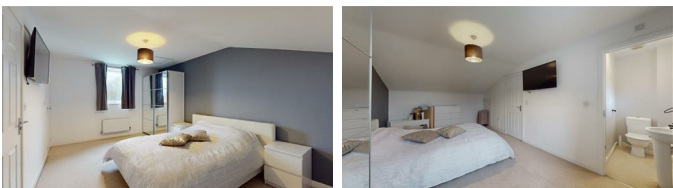
Double glazed window to front. Radiator. Skimmed ceiling. Built in double wardrobes.

## SECOND FLOOR LANDING



Doors to bedroom two and three.

## BEDROOM TWO 17'0" x 10'5" (5.19m x 3.18m)



Double glazed window to the front. Radiator. Door to two piece suite. Storage cupboard.

## BEDROOM THREE 17'0" x 10'0" (5.19m x 3.05m)



Double glazed window to the front. Radiator.

## WASH ROOM/ WC

Two piece suite with a low level wc and wash hand basin. Radiator.

## REAR GARDEN



Enclosed by retaining brick wall and wooden fence surround. Paved patio area. Lawn area. Timber shed to remain. Gated rear access leading to driveway. Outside lighting.

## GARAGE AND DRIVEWAY



With block-paved driveway offering parking for two vehicles leading to a single garage with up and over door, power and light connected and alarmed.

## FRONT GARDEN

Path to front door. Storm porch.

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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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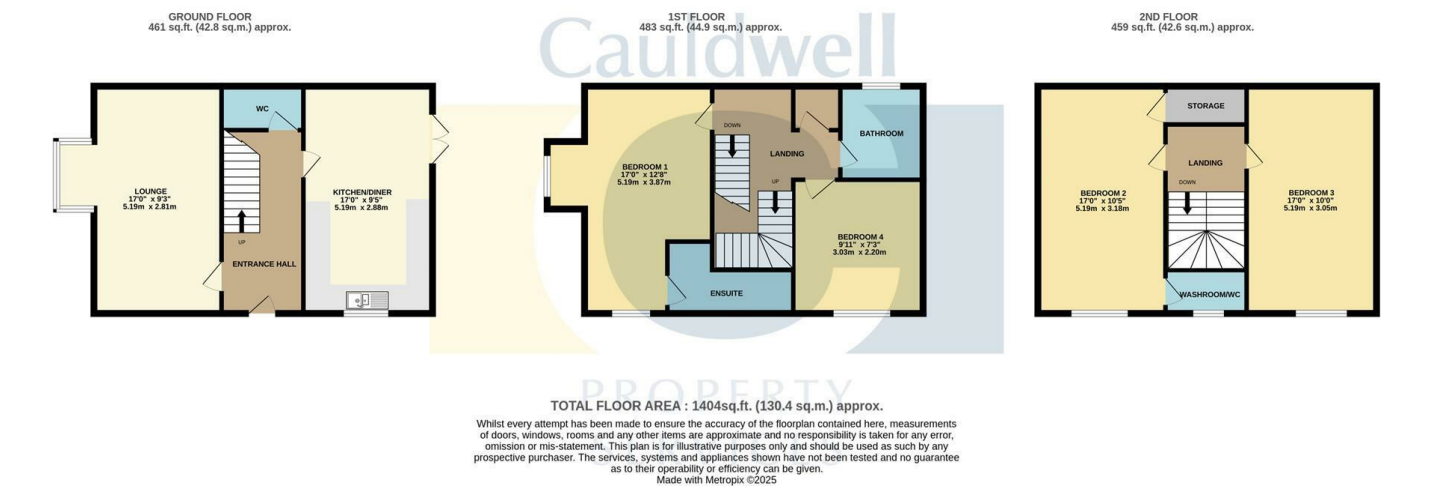
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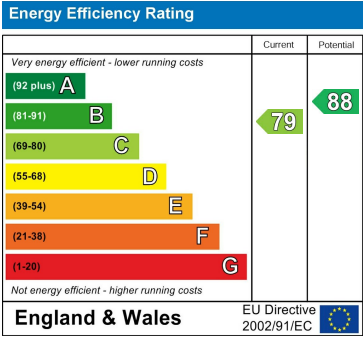
Floor Plan



Area Map



Energy Efficiency Graph



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