



Cauldwell

PROPERTY SERVICES



25 Ibstone Avenue, Bradwell Common, MK13 8EA Offers Over £415,000

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

Situated in the popular and well-connected area of Bradwell Common, this four-bedroom detached family home offers a versatile layout and fantastic potential for future extension/development.

Upon entering, the property welcomes you with an entrance porch leading to an entrance hall. The ground floor features a well-equipped kitchen/breakfast room, a spacious living room. The addition of an insulated tiled roof conservatory provides a comfortable year-round space, perfect for relaxing or entertaining.

Upstairs, the home offers four generously sized bedrooms and a modern family bathroom, making it ideal for growing families.

Outside, the property boasts a generous wrap-around rear and side garden, providing a private outdoor space with excellent scope for extension (subject to planning permission). A neatly maintained front garden, garage, and driveway offer further convenience and curb appeal.

ENTRANCE PORCH

Door to entrance hall.

ENTRANCE HALL

Door to kitchen/dining room, living room and cloakroom. Understairs storage cupboard. Tiled flooring.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Wall mounted boiler. Extractor. Window to front.

KITCHEN/DINING ROOM 22'4" x 10'4" (6.82 x 3.15)



Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Space for Range cooker. Extractor. Splash back tiling. Space for American style fridge freezer. Plumbing for washing machine and dishwasher. Breakfast bar. Radiator. Skimmed ceiling. Underfloor heating. Double glazed door and window to side. Door to inner hall way and conservatory.

CONSERVATORY 26'0" x 15'1" (7.94 x 4.60)



'P' shaped

Double glazed door to rear garden. Brick and UPVC double glazed construction with insulated roof. Two radiators. Tiled flooring. Wall mounted heater. Bi fold doors to living room.

LIVING ROOM 15'5" x 11'3" (4.72 x 3.44)

Double glazed window to front. Radiator. Fireplace and surround. Door to hallway.

INNER HALLWAY

Stairs to first floor landing. Double glazed window to front.

FIRST FLOOR LANDING

Double glazed window. Access to part boarded loft.

BEDROOM ONE 12'2" x 10'4" (3.72 x 3.16)



Double glazed window to rear. Radiator. Built in cupboard. Built in wardrobe.

BEDROOM TWO 11'6" x 8'10" (3.52 x 2.71)



Double glazed window to rear. Radiator. Built in cupboard.

BEDROOM THREE 10'0" x 7'2" (3.05 x 2.19)



Double glazed window to front aspect. Radiator

BEDROOM FOUR 8'4" x 6'5" (2.56 x 1.96)



Double glazed window. Radiator.

BATHROOM



Three piece suite comprising shower bath with shower over, low level wc and wash hand basin. Skimmed ceiling. Inset lighting. Frosted double glazed window to front. Heated towel rail. Tiled flooring and walls.

REAR GARDEN



An enclosed and secluded wrap around rear garden laid mainly to lawn with various patio areas with mature tree, flower and shrub borders. Gated access. Scope for extension to side, subject to planning permission.

DRIVEWAY

Driveway for 1 vehicle.

SINGLE GARAGE

Electric door.

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

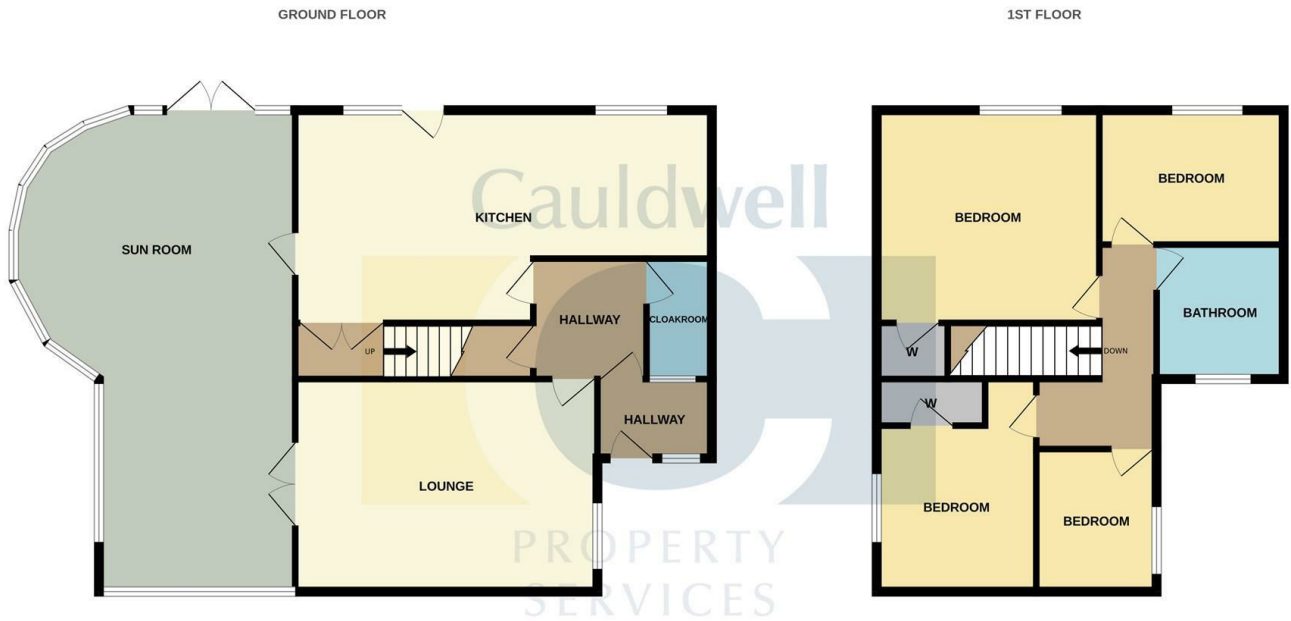
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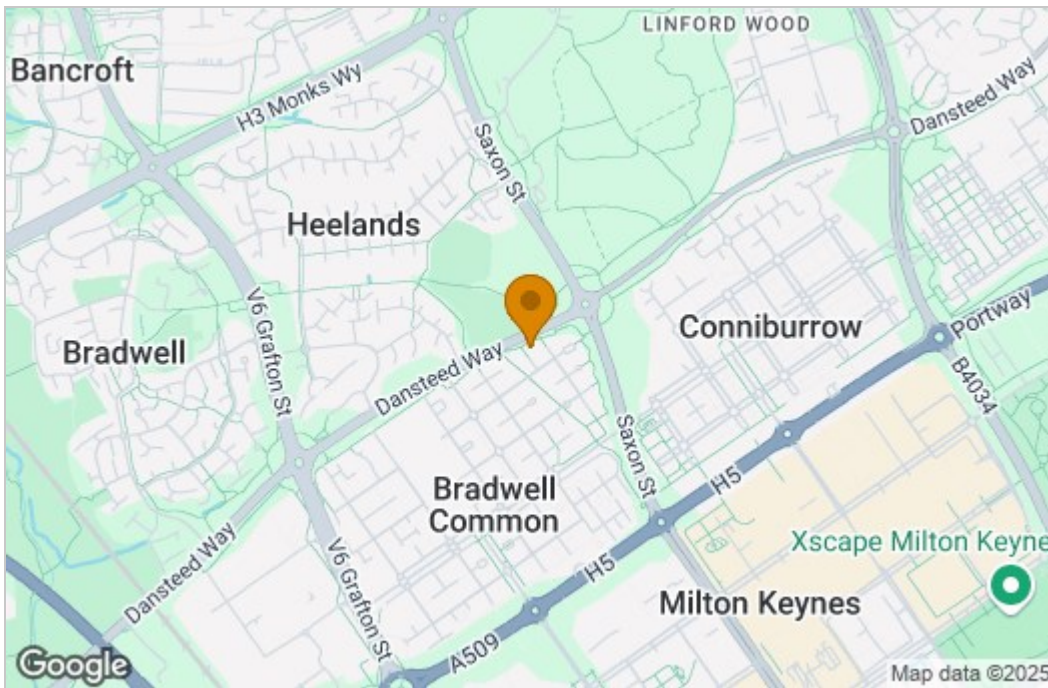
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Floor Plan

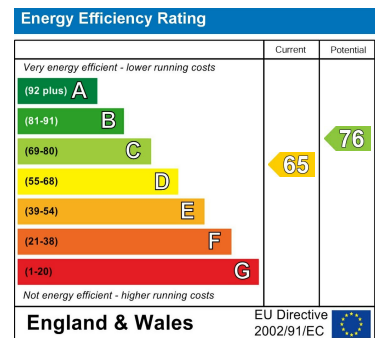


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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