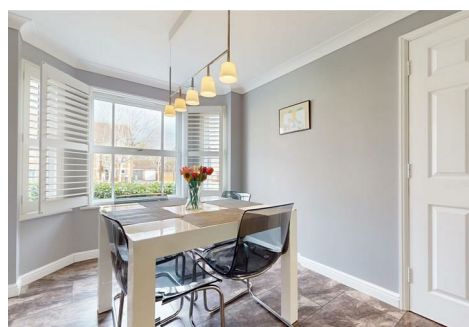




Cauldwell

PROPERTY SERVICES



16 St. Ives Crescent, Milton Keynes, MK4 3DQ

£485,000

CAULDWELL are delighted to offer for sale this extended spacious modern family home, situated within the highly desirable area of Tattenhoe. The accommodation briefly comprises; entrance hall, separate dining room with a bay window, stylish modern kitchen breakfast room with integrated appliances, utility room, downstairs cloakroom, family room/second lounge with Bi-fold doors and under floor heating. First floor, living room with a bay window (currently used as a bedroom), double bedroom with two built in wardrobes and a family bathroom. Second floor landing, Two further well proposed bedrooms one of which has an en-suite shower room, third floor, generous size principal bedroom with an en-suite shower room. Outside there is a private enclosed rear garden with decking and a single garage. Council tax band D. Energy rating C.

Tattenhoe is a popular location, not only for its sought after school catchment of Giles Brook Primary school and Shenley Brook End Secondary school, but also for its proximity to areas of local interest including Tattenhoe Valley Park which leads to Furzton Lake, Howe Park Woods, the 16th Century St Giles Church and orchard. The area also benefits from Westcroft Districts Centre which is situated in the neighbouring development, here there is a library, doctors surgery, supermarket and other convenience shops.

ENTRANCE HALLWAY

Stairs to first floor. Under stairs storage cupboard. Wood effect flooring. Radiator. Door to;

DINING ROOM 12'2" x 9'1" (3.71 x 2.77)

Bay double glazed window to front aspect. Radiator. Coving to ceiling. Archway to;

KITCHEN/BREAKFAST ROOM 16'0" x 9'1" (4.89 x 2.77)

Fitted with a range of wall and base units with work surface, incorporating a sink with a mixer tap and cutlery drainer. Fitted double oven, induction hob with counter top extractor fan. Integrated microwave/combi oven, fridge freezer and dishwasher. Feature radiator. Leading to

FAMILY ROOM/SECOND LOUNGE 10'11" x 8'7" (3.33 x 2.64)

Bi-fold doors leading to the rear garden. Wood effect flooring with under floor heating. Inset spotlights. Sky light window.

UTILITY ROOM 5'6" x 5'6" (1.68 x 1.68)

Fitted with wall and base unit with work top incorporating a sink with a mixer tap. Wall mounted boiler. Plumbing for washing machine. Door to the downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

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

FIRST FLOOR LANDING

Stairs to second floor; Doors to Living room, bedroom and a family bathroom

BEDROOM 14'11" x 8'8" (4.55 x 2.65)

Twin double glazed windows to rear aspect. Two sets of double built in wardrobes.

FAMILY BATHROOM

Three piece suite comprising panelled bath with a shower attachment, Low level wc and a wash hand basin. Radiator. Tiled splash back.

LIVING ROOM (CURRENTLY USED AS A BEDROOM) 15'1" x 10'6" (4.61 x 3.22)

Bay double glazed window to front aspect. Two Radiators. Coving to ceiling.

SECOND FLOOR LANDING

Stairs to third floor. doors to bedroom three and bedroom four.

BEDROOM 14'11" x 8'10" (4.56 x 2.71)

Twin double glazed windows to rear aspect. Two sets of double built in wardrobes. Radiator. Coving to ceiling.

BEDROOM 14'11" x 10'9" (4.56 x 3.28)

Twin double glazed window to front aspect. Radiator. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Three piece suite comprising shower cubicle with shower, low level wc and a wash hand basin. Radiator. Tiled splash back

THIRD FLOOR LANDING

Door to the principal bedroom.

PRINCIPAL BEDROOM 18'3" x 9'11" (5.58 x 3.03)

Double glazed windows to rear aspect. Double glazed window to front aspect. Radiator. Storage cupboard. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

Double glazed window to front aspect. Three piece suite comprising shower cubicle with a shower, low level wc and a wash hand basin. Radiator. Tiled splash back.

REAR GARDEN

Enclosed rear garden offer a high degree of privacy with a decking area.

GARAGE

Up and over door.

COUNCIL TAX BAND

Council tax band D. Sourced from <http://cti.voa.gov.uk/cti/inits.asp>

1. Measurements

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.

Floor Plan

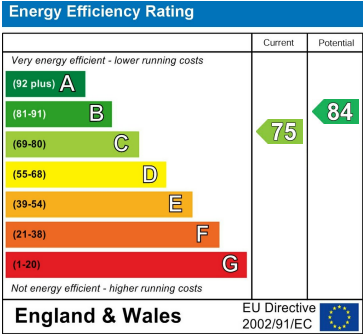


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.