



Cauldwell

PROPERTY SERVICES



Potential for a
4th bedroom/office

2 Culmstock Close

Emerson Valley, Milton Keynes, MK4 2BH

Offers Over £450,000



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ENTRANCE HALL

Entrance door. Stairs to first floor. Store cupboard. Double panelled radiator. Door to living room and kitchen/dining room.

LIVING ROOM

15'8" x 10'10" (4.78 x 3.31)

Dual aspect room with double glazed French doors to conservatory. Double glazed window to front. Two double panelled radiators. Fireplace and surround.

CONSERVATORY

15'8" x 9'3" (4.79 x 2.82)

Two double glazed French doors to rear garden. Power and lighting. Radiator.

KITCHEN/DINING ROOM

19'3" x 8'2" (5.88 x 2.49)

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Plumbing for washing machine. Space and plumbing for dishwasher. Built in microwave/oven. Concealed fridge and space for fridge freezer. Splash back tiling. Coving to skimmed ceiling with inset lighting. Two radiators. Space for Range cooker and extractor. Double glazed window to front and rear. Opening to inner hall way.

INNER HALL WAY

Door to conservatory, living room and cloakroom.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin in drawer unit. Tiled walls. Radiator.

FAMILY ROOM/OFFICE (GARAGE CONVERSION)

15'8" x 7'6" (4.8 x 2.3)

Double glazed window to front and double glazed door to front. Coving to skimmed ceiling. Double glazed French doors to rear garden.

FIRST FLOOR LANDING

Doors to upstairs rooms. Access to loft. Double glazed window to rear.

BEDROOM ONE

8'11" x 11'3" (2.73 x 3.44)

Double glazed window to front. Fitted bedroom furniture in recess. Opening to double tiled walk in shower cubicle with wall mounted shower and inset lighting. Frosted double glazed window to side.

BEDROOM TWO

7'8" x 8'4" (2.35 x 2.56)

Double glazed window to the front. Fitted bedroom furniture. Radiator. Door to airing cupboard with smartapp water tank.

BEDROOM THREE

8'0" x 7'1" (2.44 x 2.17)

Double glazed window to rear. Radiator. Fitted bedroom furniture.

BATHROOM

Re-fitted suite comprising panelled bath with mixer tap and shower attachment with shower over, low level wc and wash hand basin in vanity surround. Heated towel rail. Frosted double glazed window to rear. Tiled walls. |

REAR GARDEN

Enclosed and laid to artificial lawn with brick and wooden fence surround. Outside tap. Double glazed door to over sized single garage. Timber frames bar to remain.

OVERSIZED SINGLE GARAGE/WORKSHOP

Electric up and over door. Power and light.

FRONT GARDEN

Laid to artificial lawn. Hardstanding driveway.

SOLAR PANELS

3KW solar panels, that are paid for.

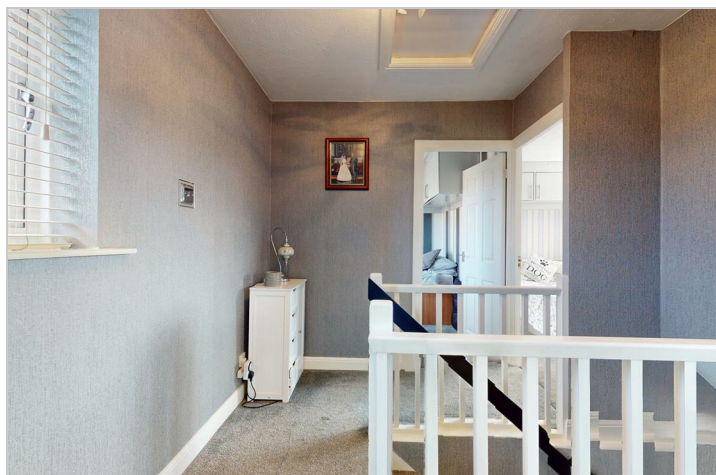
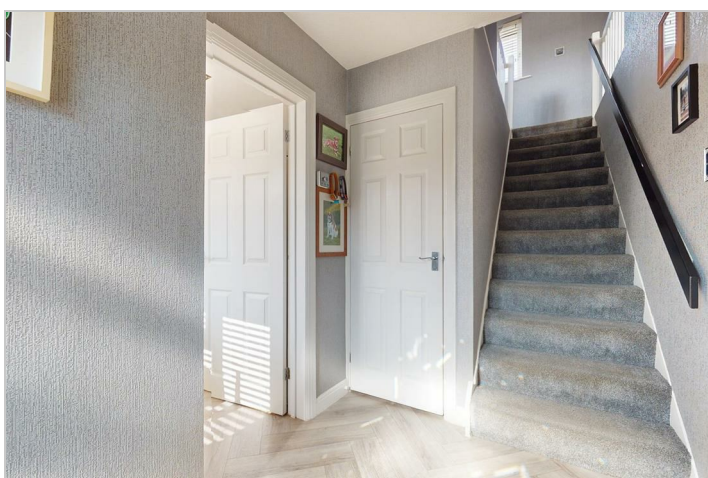
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their 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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Road Map



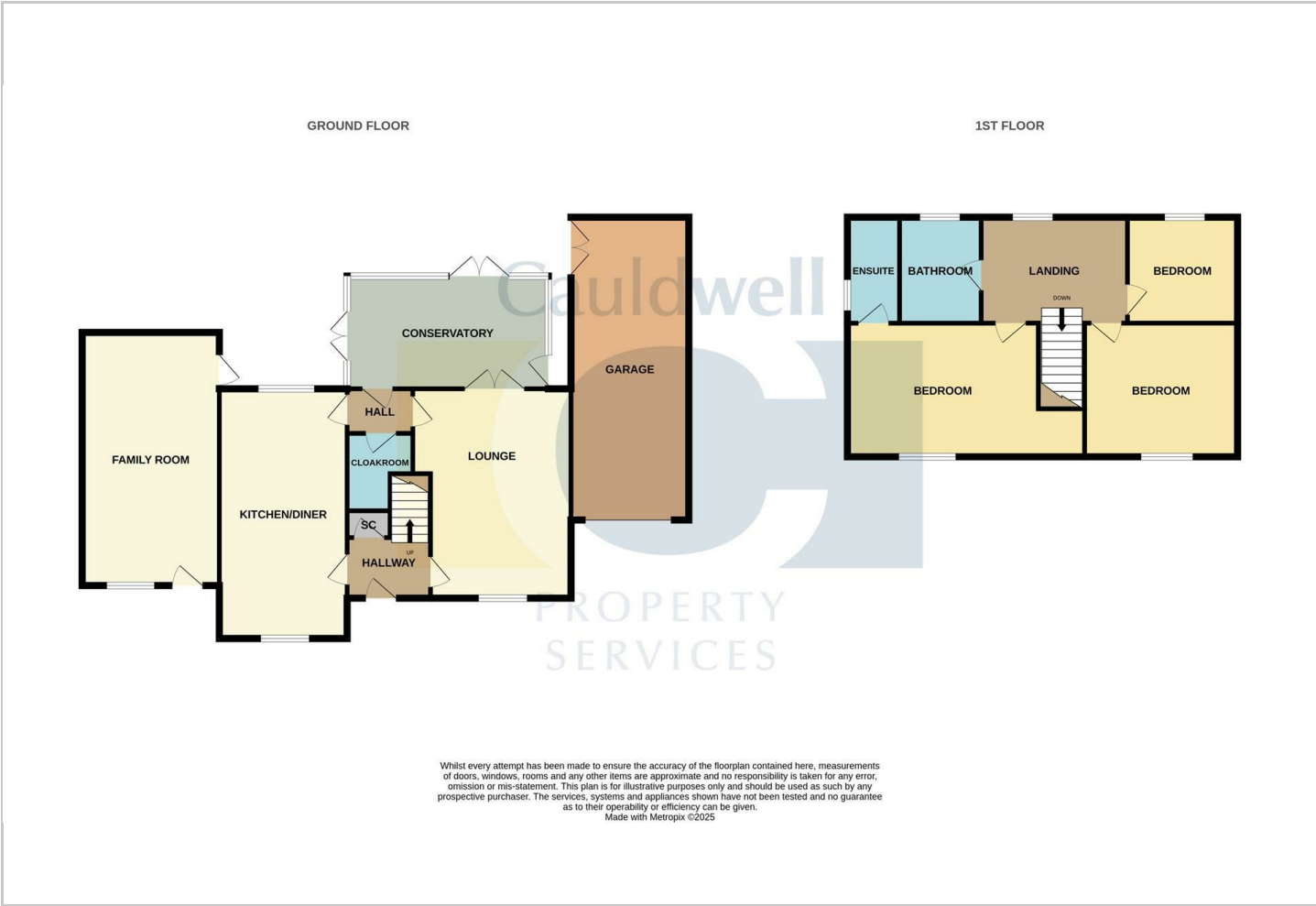
Hybrid Map



Terrain Map



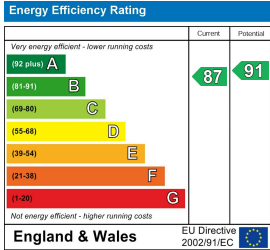
Floor Plan



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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