



Cauldwell

PROPERTY SERVICES



**Two Storey
Extension**



30 Mauretania Way, Milton Keynes, MK10 7HL

£475,000

Spacious 4/5 Bedroom EXTENDED Three-Storey Home – Brooklands, Milton Keynes

Cauldwell Property Services are delighted to offer this impressive four/five bedroom family home, set over three floors and located in the ever-popular Brooklands development in Milton Keynes. Benefitting from a double-storey extension, this versatile and well-presented property offers generous living space, ideal for modern family life.

The ground floor comprises a welcoming entrance, a spacious kitchen/dining room, a comfortable living room, and an additional bedroom/study, offering great flexibility for guests or working from home.

On the first floor, you'll find an extended main bedroom, complete with its own dressing area and en-suite, as well as a well-proportioned second bedroom.

The top floor offers two further double bedrooms and a stylish family bathroom, creating a perfect space for older children or visiting guests.

Externally, the home benefits from a driveway to the front providing off-road parking, and a private rear garden, ideal for entertaining or family enjoyment.

ENTRANCE HALL

Front entrance door. Stairs to first floor. Door to study/bedroom four. Radiator. Door to cloakroom. Double door cloak cupboard. Skimmed ceiling. Radiator. Tiled flooring.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Radiator. Tiled flooring and walls. Skimmed ceiling. Extractor.

BEDROOM FOUR/STUDY 9'3" x 6'2" (2.84 x 1.88)

Double glazed window to front. Skimmed ceiling. Inset lighting. Radiator.

KITCHEN/DINING ROOM 12'11" x 20'8" max (3.94 x 6.30 max)

Fitted with a range of soft close high gloss wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in double oven, five ring hob and extractor. Built in fridge freezer, washing machine and dishwasher. Radiator. Skimmed ceiling. Inset lighting. Understairs storage cupboard. Double doors to family room extension. Extractor

FAMILY ROOM EXTENSION 21'9" x 12'3" (6.65 x 3.75)

Double glazed bay window to rear. Skimmed ceiling with inset lighting. Radiator.

BEDROOM ONE 10'11" x 9'11" (3.33 x 3.03)

Six door soft close fitted wardrobe with inset lighting. Skimmed ceiling. Further over bed fitted unit with inset lighting. Opening to dressing room (extension) Door to ensuite.

ENSUITE

DRESSING ROOM 7'6" x 6'11" (2.3 x 2.13)

Double glazed window to rear. Radiator. Skimmed ceiling. inset lighting.

ENSUITE

Three piece suite comprising double tiled shower cubicle, wash hand basin and close coupled wc Part tiled walls. Skimmed ceiling. Inset lighting. Heated towel rail. Extractor.

BEDROOM TWO 12'10" x 10'2" (3.93 x 3.11)

Two double glazed windows to front. Radiator.

BEDROOM THREE 12'11" x 11'6" (3.94 x 3.51)

Double glazed sky light to rear. Radiator. Airing cupboard. Skimmed ceiling.

BEDROOM FOUR 7'4" x 12'9" (2.26 x 3.90)

Two double glazed windows to front. Radiator. Skimmed ceiling.

BATHROOM

Three piece suite comprising shower bath with

mixer and shower attachment, low level wc and wash hand basin. Part tiled walls. Frosted double glazed window to side. Skimmed ceiling. Extractor.

REAR GARDEN

Enclosed and laid mainly to decking. Outside power and light. Wooden fence and brick wall surround. Gated side access. Wooden pergola. Parking to the side for three cars.

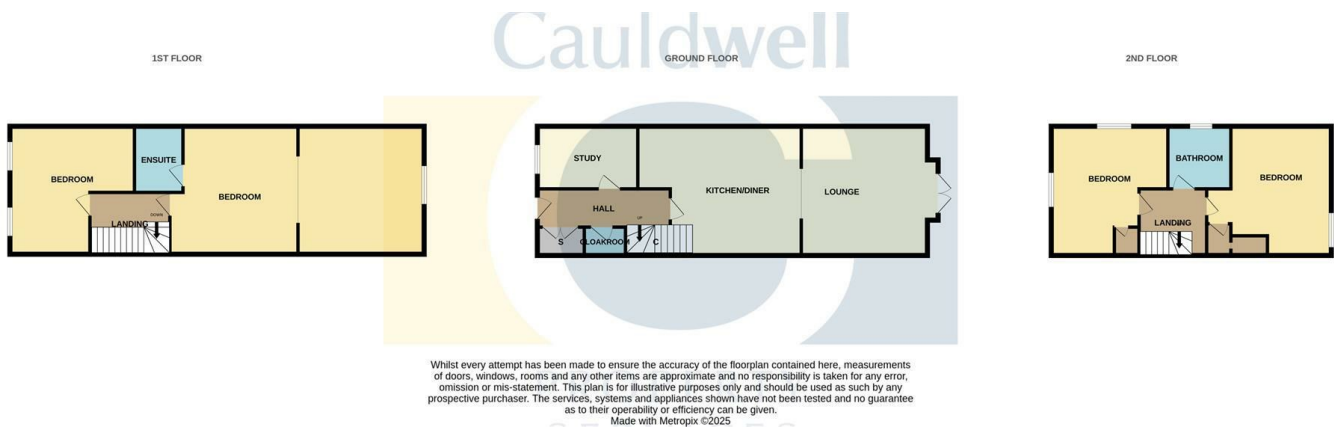
All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their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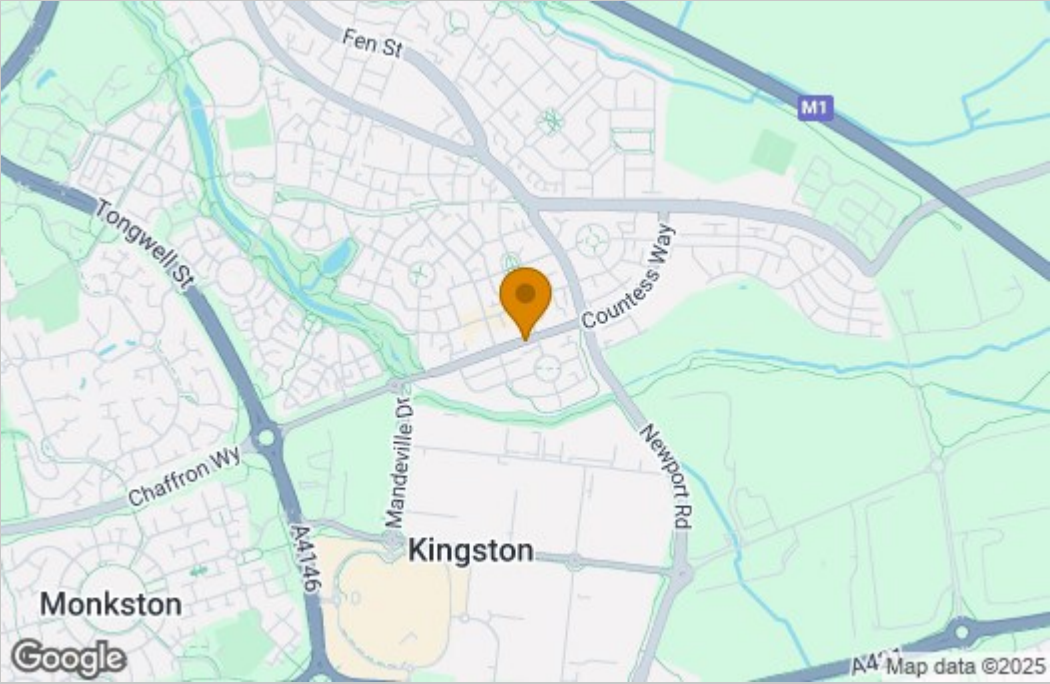
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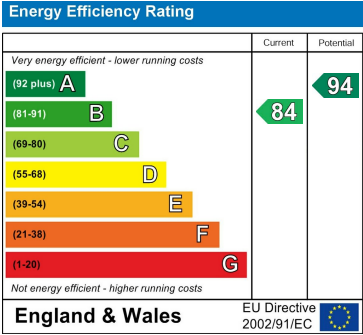
Floor Plan



Area Map



Energy Efficiency Graph



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