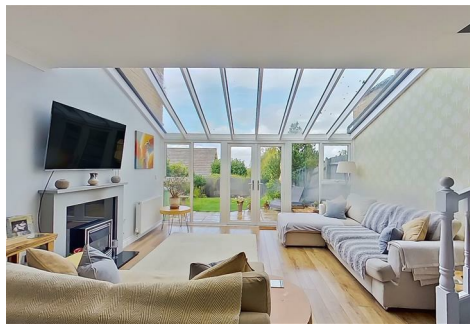




# Cauldwell

PROPERTY SERVICES

## Balcony



## 73 Darwin Close., Milton Keynes, MK5 6FF

### £390,000

Cauldwell are delighted to offer for sale this well-presented and rarely available three-bedroom family home, situated in the highly sought-after area of Medbourne—close to the scenic Shenley Woods. The property is much larger in person than it seems in the pictures, and an internal viewing is strongly advised!

This light and airy property features a balcony to the principal bedroom, a stylish obscure glass wall between the entrance hall and kitchen, and a striking glazed roof in the living room, flooding the space with natural light.

The thoughtfully arranged accommodation briefly comprises: a welcoming entrance hall, a downstairs cloakroom, a high-quality refitted kitchen with integrated appliances, and a spacious lounge with French doors leading to the rear garden. The first floor offers three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, along with a separate family bathroom.

Externally, the property benefits from a private rear garden and a garage.

Council Tax Band: C  
Energy Rating: C



## ENTRANCE HALL

Door to living room and cloakroom. Coving to skimmed ceiling. Feature frosted glass tiled wall.

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Skimmed ceiling. Frosted double glazed window to front.

## OPEN PLAN LIVING SPACE 32'9" x 15'0" max (9.99 x 4.58 max)



Double glazed French doors with double glazed windows to either side. Feature double glazed glass roof to rear. Two radiators. Gas fire and surround. Coving to skimmed ceiling.

## KITCHEN



Fitted with a range of soft close wall and base units with worksurfaces incorporating one and half bowl sink drainer with mixer tap. Built in double oven, four ring induction hob and extractor hood. Built in combination oven/microwave. Built in fridge freezer, dishwasher and washing machine. Under unit lighting. Double glazed window to front. Concealed wall mounted boiler. Coving to skimmed ceiling with inset lighting. Feature frosted tiled glass wall. Breakfast bar. Radiator. Understairs storage cupboard. Coving to skimmed ceiling with inset lighting.

## FIRST FLOOR LANDING

Doors to all rooms. Coving to skimmed ceiling with inset lighting. Radiator. Airing cupboard housing water tank.

## BEDROOM ONE 9'10" x 15'6" (3.01 x 4.74)



Double glazed door to balcony to rear. Double glazed window to rear. Radiator. Coving to skimmed ceiling. Door to re-fitted ensuite.

## ENSUITE



Re Fitted Three piece suite comprising double tiled shower cubicle, low level wc and wash hand basin with soft close drawer. Splash back tiling. Two feature radiators. Frosted double glazed window to rear. Skimmed ceiling with inset lighting.

## BALCONY



Balcony with wrought iron and brick surround. Decked flooring and outside lighting.

## BEDROOM TWO 10'6" x 8'10" (3.21 x 2.71)



Double glazed window to front. Radiator. Coving to skimmed ceiling.

## BEDROOM THREE 7'8" x 7'3" (2.36 x 2.21)



Double glazed window with Juliette balcony to front.

## BATHROOM



Re-fitted three piece suite comprising panelled bath with shower over, low level wc and wash hand basin with soft close drawer. Feature radiator. Skimmed ceiling with inset lighting. Extractor. Part tiled walls. Tiled flooring.

## REAR GARDEN

An enclosed and secluded rear garden with lawn area, patio and decking area. Wooden fence surround.

## **FRONT GARDEN**

Parking & door to garage. Outside lighting. Outside tap.

## **SINGLE GARAGE**

Up and over door. Power and light.

## **CARPORT**

Leading to garage.

## **COUNCIL TAX BAND**

Council tax band C. Sourced from <https://www.gov.uk/council-tax-bands>

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.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

**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.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

Floor Plan

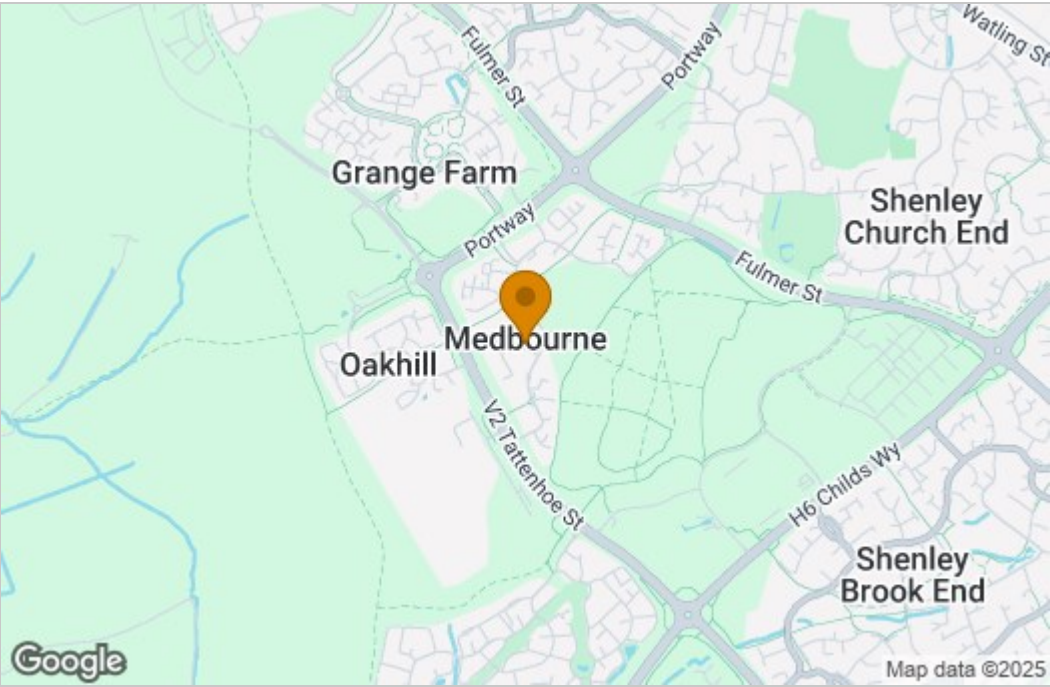


TOTAL FLOOR AREA : 1044sq.ft. (97.0 sq.m.) approx.

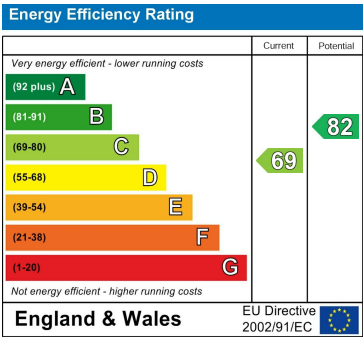
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix ©2025

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.