



Cauldwell

PROPERTY SERVICES



5 Sorensen Court, Milton Keynes, MK5 6FH

Offers Over £700,000

CAULDWELL are pleased to offer for sale an impressive detached residence overlooking 'Shenley Wood' within the sought after area of Medbourne. Accommodation comprises; reception hall, downstairs cloakroom/wc, study, dining room, dual aspect lounge with French doors leading to the garden, quality refitted kitchen/breakfast room with integrated appliances and French doors leading to rear garden, utility room, galleried landing, large principal bedroom with a refitted en-suite and dressing room, guest bedroom with a refitted en-suite, two further double bedrooms and a refitted family bathroom. Outside there is a double garage and an attractive rear garden. Energy Rating C. Council tax band F.

Location & Local Amenities - Medbourne is situated to the West of Milton Keynes. The property is within close proximity to Shenley Woods. Central Milton Keynes Train Station is under 4 miles and M1 Junction 14 is under 7 miles. Primary school within the area and within catchment area for Secondary school in Grange Farm (The Hazeley Academy).

Council tax band: F
Energy rating: tbc

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ENTRANCE HALL

Entrance door. Double glazed window to front and side aspect. Stairs to first floor. Radiator.

DOWNSTAIRS CLOAKROOM/WC

Frosted double glazed window to rear aspect. Two piece suite comprising low level wc and wash hand basin. Tiled splash backs. Radiator.

DUAL ASPECT LOUNGE 21'0" x 12'2" (6.40 x 3.71)

Two double glazed windows to front aspect. Feature fire and surround. Coving to ceiling. Television point. Telephone point. French doors to rear garden. Two radiators.

DINING ROOM 13'5" x 12'0" (4.09 x 3.66)

Two double glazed windows to front aspect. Radiator. Double glazed window to side aspect. Coving to ceiling.

STUDY 9'10" x 7'5" (3.00 x 2.26)

Double glazed window to side aspect. Radiator. Telephone point.

REFITTED KITCHEN/B'FST ROOM 18'6" x 12'8" (5.64 x 3.86)

Three double glazed windows to side aspect. Fitted with a range of soft close wall and base units, carousel unit, Corian worksurfaces incorporating sculptured sink and drainer unit with mixer tap. Breakfast bar. Integrated fridge freezer, dishwasher and plumbing for washer dryer. Space for under counter wine cooler. Two built in single ovens with five ring induction hob and extractor hood above. French style doors to rear garden with a further double glazed window. Skimmed ceiling.

FIRST FLOOR LANDING

Galleried landing double glazed window to rear aspect. Radiator. Airing cupboard. Access to loft. Door to master bedroom.

PRINCIPAL BEDROOM 18'7" x 12'9" (5.66 x 3.89)

Twin double glazed windows to both sides. Telephone point. Television point. Three radiators. Door to en-suite and arch to en-suite dressing room. Radiator.

DRESSING ROOM

Double glazed window to side aspect. 'His and Hers' fitted wardrobes. Radiator.

REFITTED ENSUITE

Frosted double glazed window to side aspect. Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin in vanity unit. Shaver point. Extractor fan. Tiled splash backs.

GUEST BEDROOM 12'5" x 10'3" (3.78 x 3.12)

Twin double glazed window to front aspect. Radiator. Fitted wardrobes. Door to en-suite.

REFITTED ENSUITE.

Frosted double glazed window to front aspect. Three piece suite comprising shower cubicle with shower, low level wc and wash hand basin in vanity unit Tiled splash backs. Radiator. Extractor fan.

BEDROOM THREE 12'6" x 10'5" (3.81 x 3.18)

Twin double glazed window to rear aspect. Radiator.

BEDROOM FOUR 11'4" x 8'4" (3.45 x 2.54)

Twin double glazed window to front aspect. Radiator.

REFITTED BATHROOM

Frosted double glazed window to side aspect. Three piece suite comprising panelled bath, low level wc and wash hand basin in vanity unit with tiled splash backs. Shaver point. Extractor fan. Radiator

REAR GARDEN

Enclosed and laid to lawn with patio area. Flower and shrub borders. Insulated garden room/office. With double glazed windows and power and lighting.

SHENLEY WOODS TO FRONT

FRONT GARDEN

Block paved area to side. Hardstanding driveway for four cars to front of double garage. Electric car charge point. Gated side access to rear garden.

DOUBLE GARAGE

Two up and over doors. Power and light.

MORTGAGE & LEGAL ADVICE

As part of our service we can offer financial/mortgage advice and recommend legal services to assist with buying or selling.

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.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please contact us on 01908 304480.

LETTING SERVICES

Cauldwell Property Services are one of Milton Keynes leading independent and fully regulated Letting Agents. If you are considering purchasing a buy to let property or have decided to let your current home, we would be delighted to offer you free, no obligation advice. Please contact our professionally qualified Valuation Manager Gareth Heath on 01908 304480 or email Gareth@cauldwellproperty.co.uk. Please visit our website www.cauldwellproperty.co.uk for further helpful information.

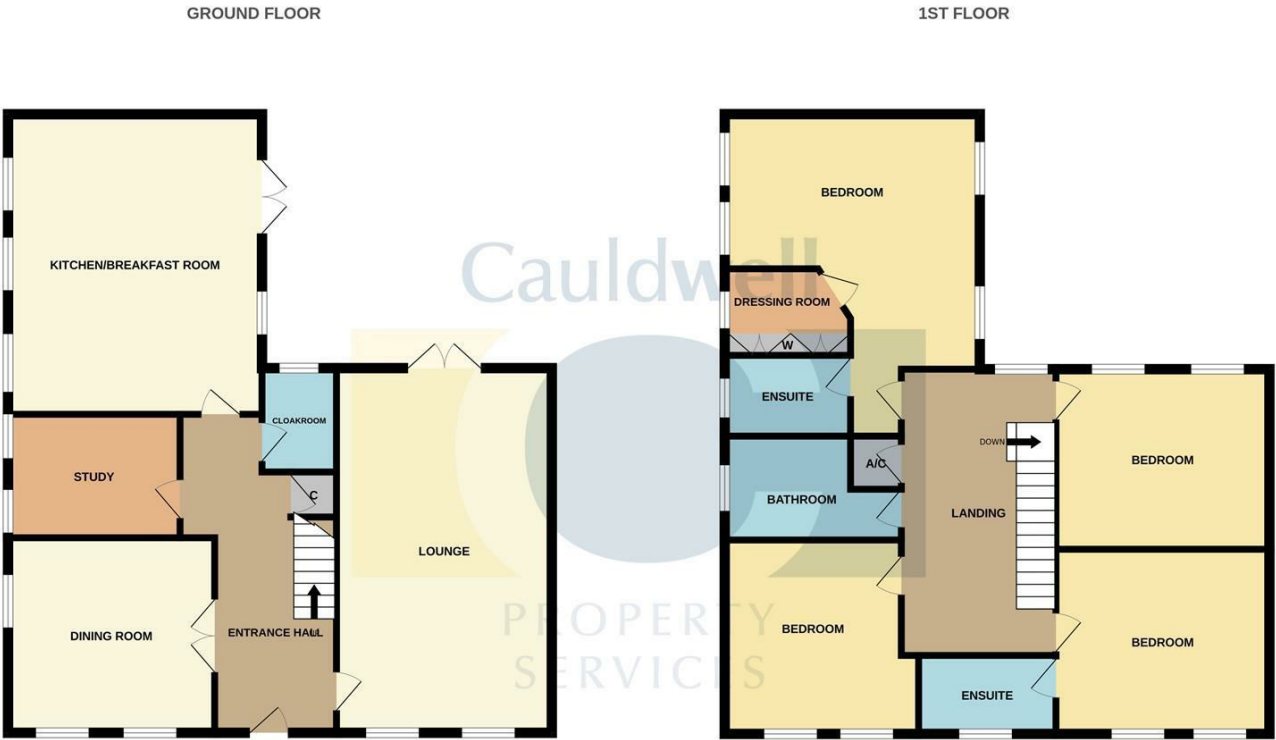
VIEWING

By appointment only with Cauldwell Property Services (01908) 304480 or info@cauldwellproperty.co.uk - The Vizion, 350 Avebury Boulevard, Central Milton Keynes MK9 2JH (located by Sainsbury's opposite The Hub)

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. 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.

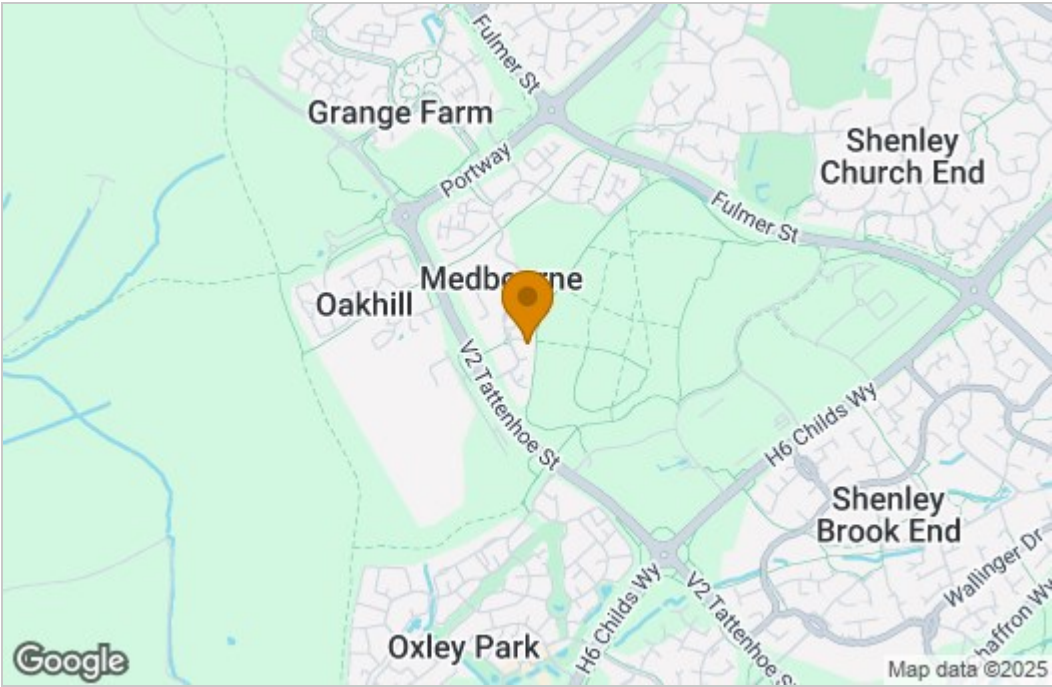
ENVIROMENTAL IMPACT RATING 1'1" x 1'1"
(0.33 x 0.33)

Floor Plan

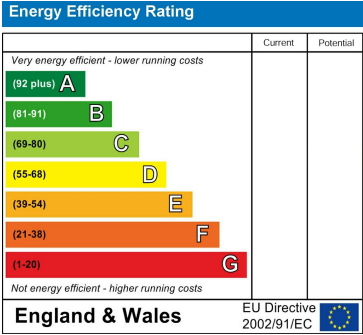


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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