



# Cauldwell

PROPERTY SERVICES



## 34 Hadrians Drive, Milton Keynes, MK13 0QG

**£369,995**

CAULDWELL are pleased to offer for sale a well presented three bedroom detached home situated within the popular Bancroft area. Accommodation comprises; entrance hall, refitted kitchen breakfast room, lounge, conservatory, workshop, first floor, three bedrooms and a refitted family bathroom. Outside front and rear gardens, garage and driveway. Energy rating D. Council tax band D

Bancroft is situated to the north of Milton Keynes, 2 miles to Milton Keynes Railway station. The Roman Villa and concrete cows are located within Bancroft Park, with walks through North Loughton Valley to Lodge Lake in Great Holm. The Roman Park residents club is also situated in the location, this is an exclusive facility for residents of Bancroft and Bluebridge (a small monthly charge may be applicable). The closest supermarket is located in the nearby town of Wolverton and a local convenience shop in Bradville.



## **ENTRANCE HALL**

Front entrance door. Stairs to first floor. Radiator. Coving to skimmed ceiling. Door to living room.,

## **LIVING ROOM 17'6" x 10'1" (5.33 x 3.07)**

Box bay double glazed window to front. Radiator. Feature fireplace and surround. Coving to skimmed ceiling. Wall lights. Door to re-fitted kitchen/breakfast room. TV point.

## **KITCHEN/BREAKFAST ROOM 15'3" x 10'0" (4.65 x 3.05)**

Re-fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer unit and mixer tap. Newly fitted built in double oven and four ring hob with extractor hood. Plumbing for washing machine and integrated dishwasher. Space for undercounter fridge. Radiator. Sliding double glazed doors to rear. Splash back tiling. Double glazed window to rear. Understairs storage cupboard. Skimmed ceiling.

## **CONSERVATORY 5'3" x 7'4" (1.60 x 2.24)**

Timber framed construction with UPVC cladded exterior. Power and wall lights. Double glazed French doors to rear garden. Door to workshop.

## **WORKSHOP 12'7" x 8'8" (3.84 x 2.64)**

Double glazed window to rear. Power and light Door to garage.

## **FIRST FLOOR LANDING**

Doors to all rooms. Double glazed window to side. Storage cupboard. Loft access with ladder to a boarded loft housing a recently serviced boiler. Coving to skimmed ceiling.

## **MASTER BEDROOM 12'1" x 8'7" (3.68 x 2.62)**

Double door built in wardrobe. Coving to skimmed ceiling. Double glazed window to front. TV point.

## **BEDROOM TWO 10'0" x 8'7" (3.05 x 2.62)**

Wardrobe. Double glazed window to rear. Radiator. Coving to skimmed ceiling.

## **BEDROOM THREE 9'2" x 6'7" (2.79 x 2.01)**

Measurements include an over stair bulkhead cupboard. Double glazed window to front. Radiator.

## **BATHROOM**

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

## **REAR GARDEN**

Enclosed and laid to lawn with wooden fence surround.

## **FRONT GARDEN**

Laid to lawn with privet hedge surround.

## **SINGLE GARAGE**

Up and over door. Power and light. Hardstanding driveway.

## **COUNCIL TAX BAND**

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

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.

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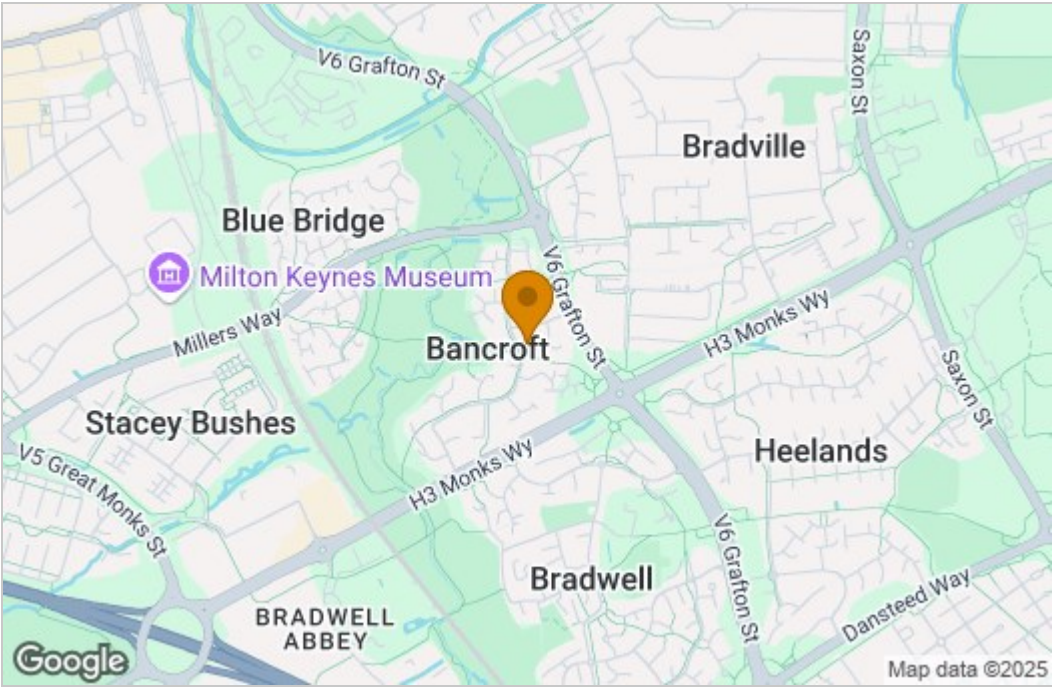
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Floor Plan

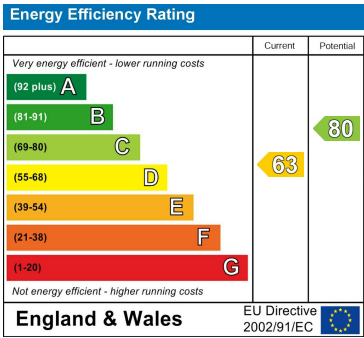


For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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Area Map



Energy Efficiency Graph



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