



Cauldwell

PROPERTY SERVICES



72 Colesbourne Drive, Milton Keynes, MK15 9AP

£700,000

Downhead Park, Milton Keynes – No Upper Chain

Cauldwell Property Services are delighted to offer for sale this unique and spacious four / five-bedroom, split-level family home with a two-storey side extension, situated in the highly sought-after location of Downhead Park. This beautifully presented property offers versatile living accommodation, ideal for the modern family, and is available with no upper chain.

Among its many features, the home boasts a refitted open-plan kitchen/breakfast room with a dining area conveniently adjacent, perfect for entertaining. The light-filled living room enjoys access to a balcony and a striking mezzanine, creating an impressive focal point.

The principle bedroom benefits from its own en-suite bathroom, while a further bedroom/study also enjoys a mezzanine area, adding character and flexibility. There is a refitted family bathroom and a Jack-and-Jill bathroom serving the guest bedroom, providing additional convenience for family and visitors.

Externally, the property occupies a substantial frontage with a double garage offering ample parking and storage, complemented by an enclosed rear garden, ideal for relaxing and entertaining.

ENTRANCE HALL

Front entrance door. Stairs to first floor. Door to garage. Radiator. Coving to skimmed ceiling with inset lighting. Door to Jack and Jill bathroom and bedroom two.

BEDROOM TWO 8'3" x 9'2" (2.54 x 2.80)

Double glazed window to front. Skimmed ceiling. Door to Jack and Jill ensuite.

JACK AND JILL ENSUITE

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Frosted double glazed window to side. Skimmed ceiling. Inset lighting. Radiator.

FIRST FLOOR LANDING

Door to family bathroom, bedroom three and stairs to second floor. Door to dining room. Radiator. Skimmed ceiling. Sky light.

BEDROOM THREE 10'11" x 10'7" (3.33 x 3.23)

Double glazed window to rear. Radiator. Skimmed ceiling.

BATHROOM

Three piece suite comprising panelled bath with central mixer and shower over, low level wc and wash hand basin. Radiator. Frosted double glazed window to side. Part tiled walls. Tiled flooring. Inset lighting.

DINING ROOM 15'8" x 12'7" (4.78 x 3.85)

Double height ceiling. Sky light. Stairs to second floor. Opening to kitchen.

KITCHEN 10'9" x 20'8" (3.30 x 6.31)

Re-fitted with a range of wall and base units with granite worksurfaces incorporating sink drainer and mixer tap. Built in double oven, five ring hob. Space for fridge freezer. Built in dishwasher. Central island unit breakfast bar. Two double glazed windows to rear. Skimmed ceiling with inset lighting. Feature radiator. Door to utility room.

UTILITY ROOM

Wall and base units with worksurface incorporating sink drainer unit. Plumbing for washing machine and space for tumble dryer. Door to rear. Skimmed ceiling. Inset lighting.

FAMILY ROOM 14'8" to 8'9" x 20'5" (4.49 to 2.69 x 6.23)

Double glazed sky light to rear. Two double glazed windows to side. Sliding double glazed door to rear. Radiator. Double height ceiling. Coving to skimmed ceiling. Stairs to bedroom four.

BEDROOM FIVE 14'8" x 11'11" (4.49 x 3.64)

Galleried bedroom.

Double glazed window to front and side. Coving to skimmed ceiling with inset lighting.

STUDY 13'9" x 14'8" (4.20 x 4.48)

Double glazed window to front and side. Radiator. Coving to skimmed ceiling. Airing cupboard. Storage cupboard.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Double glazed window to side. Skimmed ceiling. Extractor.

LIVING ROOM 16'4" x 16'8" (5.00 x 5.09)

Sliding double glazed doors to balcony to front. Fireplace and surround. Radiator.

BEDROOM ONE 14'7" x 12'5" (4.46 x 3.80)

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

ENSUITE

Three piece suite comprising bath with shower over, low level wc and wash hand basin. Heated towel rail. Part tiled walls. Double glazed window to side. Skimmed ceiling with inset lighting. Tiled flooring.

REAR GARDEN

Enclosed rear garden, laid mainly to lawn with block paved patio area. Brick and wooden fence surround. Gated side access. Outside power, tap and lighting.

FRONT GARDEN

A substantial front garden, laid to lawn with hardstanding driveway with doors to double garage. Hedgerow and fence surround. Balcony with glass balustrade.

DOUBLE GARAGE

Two up and over doors.

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.

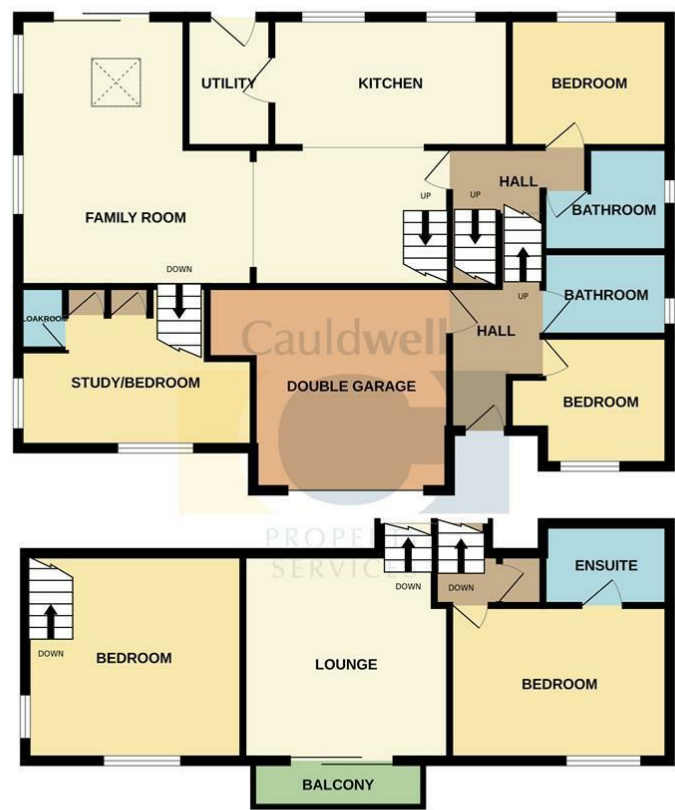
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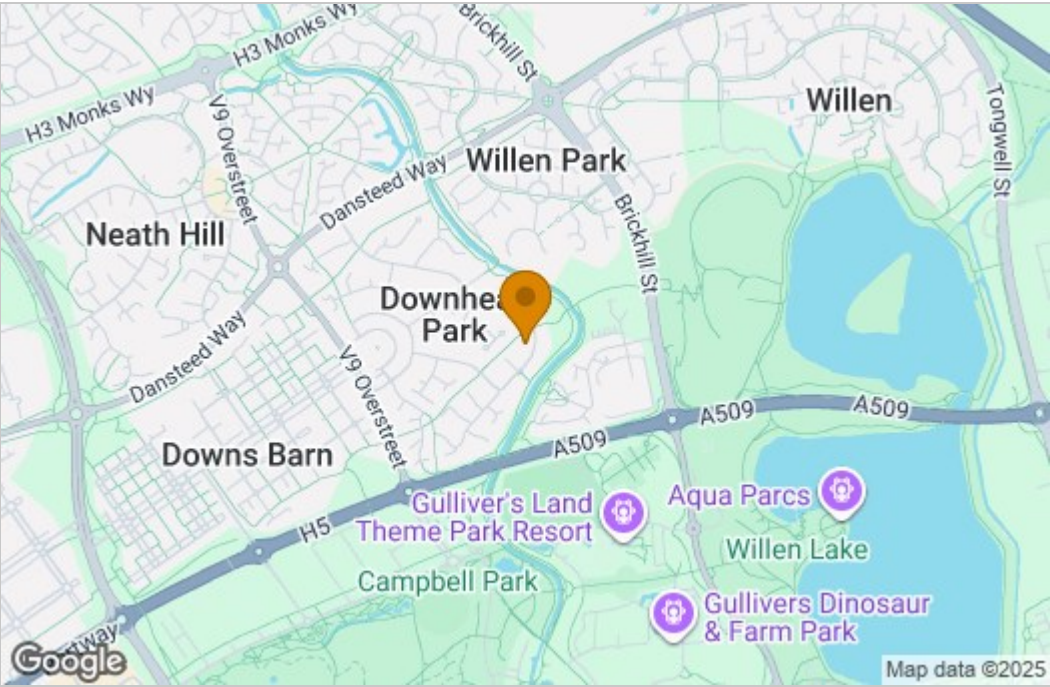
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Floor Plan

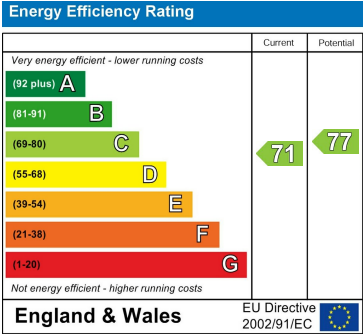


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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