



# Cauldwell

PROPERTY SERVICES



## 52 Baccara Grove, Milton Keynes, MK2 3AT

### £385,000

Extended Three Bedroom Link-Detached Home – Popular Roses Estate, Bletchley . With planning permission for side extension.

Cauldwell Property Services are pleased to offer for sale this well-presented and extended three bedroom link-detached family home, ideally located on the ever-popular Roses estate in Bletchley. Situated within easy walking distance of local amenities, this spacious property is perfect for growing families or those seeking a comfortable home in a convenient location.

The accommodation is set over two floors and has been thoughtfully extended to both the front and rear, creating additional living space that enhances the home's functionality and appeal. Upon entering, you are welcomed via a practical entrance porch, leading into a generously sized lounge, ideal for relaxing with the family.

The heart of the home is the refitted kitchen and dining area, which has been extended to the rear to provide a bright and open-plan space – perfect for entertaining or everyday family living. This modern kitchen features ample storage, worktop space, and room for a dining table, all while enjoying views over the rear garden.

To the first floor, you'll find three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for all the family.

## **ENTRANCE PORCH**

Composite front door. Radiator. Storage cupboard. Door to living room.

## **LIVING ROOM 16'5" x 13'5" (5.01 x 4.09)**

Stairs to first floor into recess. Fireplace and surround. Radiator. Coving to skimmed ceiling. Door to kitchen/dining room.

## **KITCHEN/DINING ROOM 16'11" x 15'11" (5.16 x 4.86)**

Re-fitted with a range of soft close wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven with induction hob. Built in dishwasher, fridge freezer and washing machine. Space for tumble dryer. Wall mounted boiler. Radiator. Double glazed door to side. Double glazed sliding patio doors to rear. Double glazed window to rear

## **FIRST FLOOR LANDING**

Doors to upstairs rooms. Access to loft storage.

## **BEDROOM ONE 12'11" x 10'0" (3.95 x 3.05)**

Double glazed window to front. Radiator.

## **BEDROOM TWO 10'0" x 12'11" (3.05 x 3.95)**

Double glazed window to rear. Radiator.

## **BEDROOM THREE 7'9" x 6'3" (2.38 x 1.91)**

Double glazed window to front. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath with mixer tap, low level wc and wash hand basin. Tiled walls and flooring. Heated towel rail. Frosted double glazed window to rear.

## **GARAGE**

Electric door. Power and lighting.

## **REAR GARDEN**

Enclosed and laid to lawn with patio area, flower and shrub borders. Wooden fence surround. Outside tap. Double glazed door to garage. Gated side access.

## **FRONT GARDEN**

Block paved driveway to front with parking for several vehicles.

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

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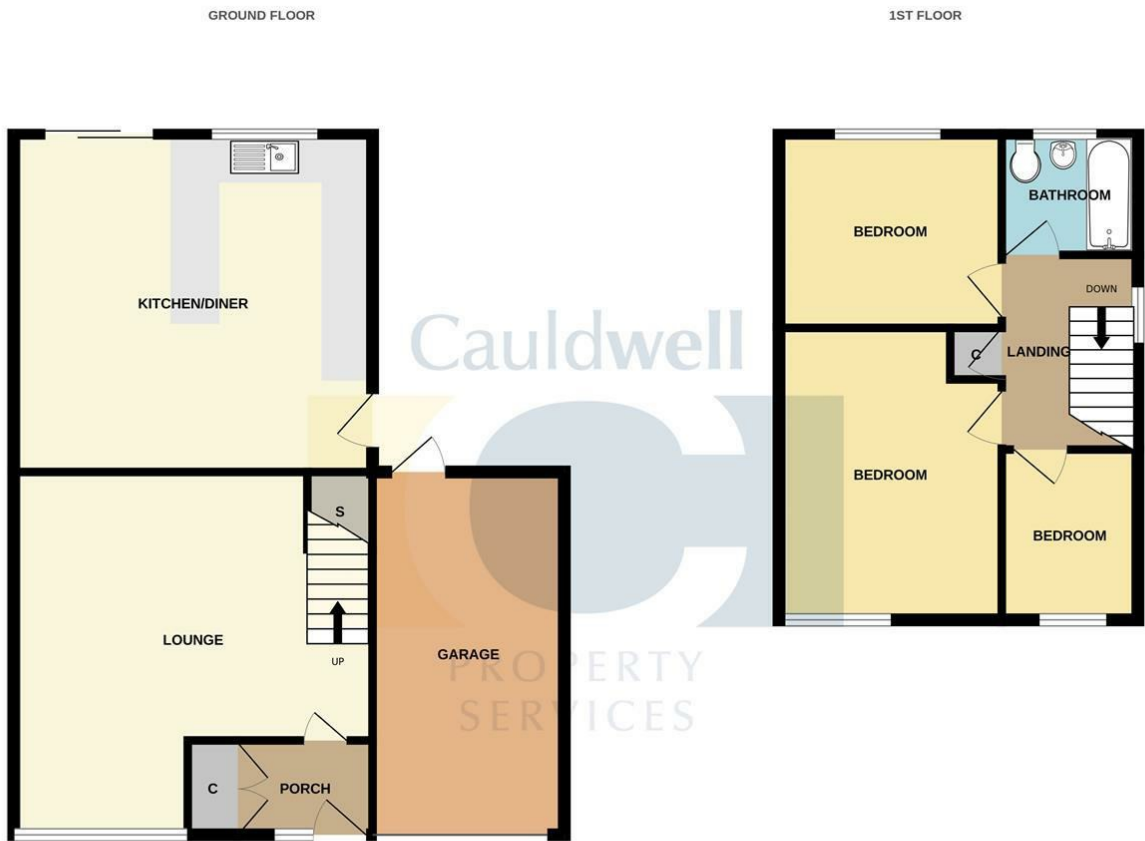
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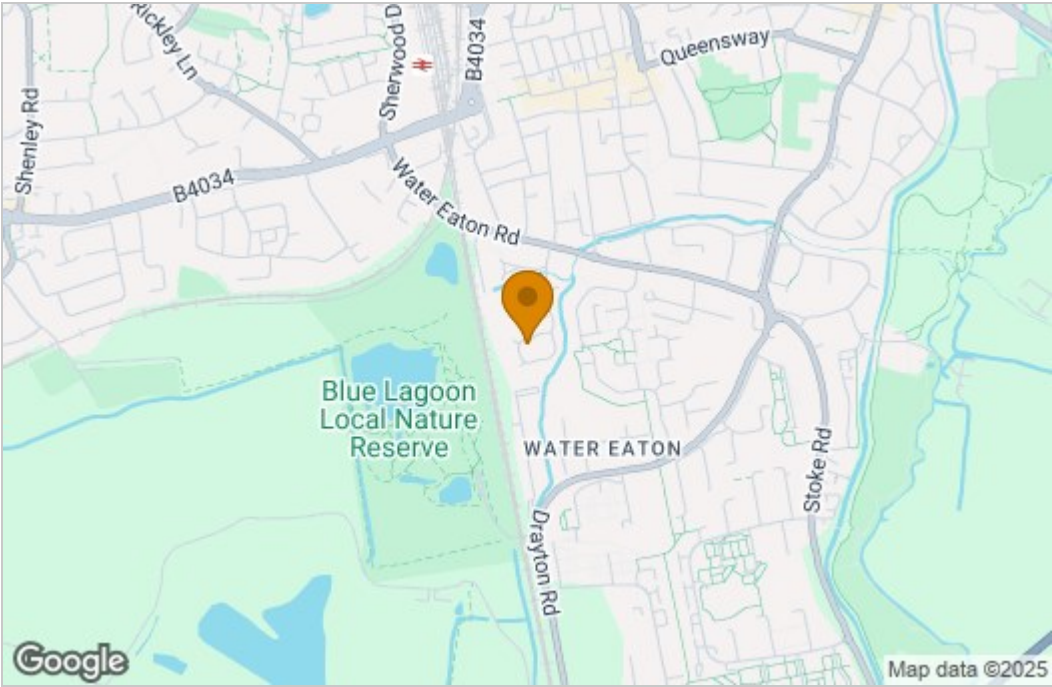


Floor Plan

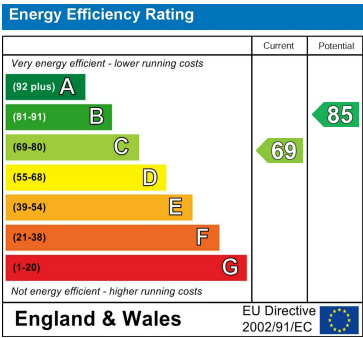


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph



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