

# Cauldwell

PROPERTY SERVICES



## 3 Rossini Place

Old Farm Park, Milton Keynes, MK7 8EZ

Offers Over £750,000





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## ENTRANCE HALL

Door to front and double glazed windows to front. Stairs to first floor landing with understairs storage cupboard. Radiator. French doors to living room. Decorative coving.

## LIVING ROOM

17'7" x 15'2" max into recess (5.36 x 4.63 max into recess)

Double glazed window to front. Radiator, Television and internet point. Inglenook fireplace with marble surround and gas fire. Decorative coving.

## DINING ROOM

12'11" x 10'9" (3.95 x 3.29)

Double glazed window to front. Radiator. Door to kitchen. Decorative coving.

## KITCHEN

13'1" x 12'8" (4.01 x 3.88)

Double glazed window to rear. Fitted with a range of wall and base units with worksurfaces. Range style oven with six ring hob and extractor fan. One and half bowl sink drainer. Space for fridge freezer. Integral dishwasher and fridge. Under cupboard lighting. Radiator. Door to utility room.

## UTILITY ROOM

9'10" x 5'8" (3.0 x 1.73)

Double glazed door to rear. Fitted base units and worksurfaces. Sink drainer. Plumbing for washing machine and space for tumble dryer. Radiator. Extractor fan. Door to family room.

## FAMILY ROOM

17'8" x 16'2" (5.40 x 4.94)

Double glazed window and French doors to rear. Radiator. Wall mounted central heating boiler. Fitted storage cupboard with mirror sliding doors. Access to boarded loft space via loft ladder. Door to store room.

## STORE ROOM

5'3" x 5'0" (1.61 x 1.53)

Fitted wall and base units with worksurfaces. Under cupboard lighting.

## OFFICE

12'1" x 9'10" (3.69 x 3.00)

Double glazed French doors and window to rear. Radiator. Television point. Decorative coving.

## CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin. Radiator. Decorative coving.

## FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to front. Access to boarded loft space via ladder.

## BEDROOM ONE

11'0" x 18'3" max (3.37 x 5.58 max)

into dressing area

Double glazed window to front. Radiator. Fitted bedroom furniture. Television point. Two sets of built in double wardrobes to dressing area leading to ensuite.

## ENSUITE

Double glazed obscure window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Wall mounted vanity unit with LED light and mirror. Heated towel rail. Extractor fan.

## BEDROOM TWO

12'2" x 12'2" (3.71 x 3.73)

Double glazed window to front. Radiator. Television point. Fitted bedroom furniture and wardrobes. Door to ensuite.

## ENSUITE

Double glazed obscure window to side. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Extractor fan.

## BEDROOM THREE

12'3" x 9'4" (3.75 x 2.85)

Double glazed window to rear. Radiator. Television point. Fitted wardrobes and bedroom furniture.

## BEDROOM FOUR

10'0" x 11'5" max into recess (3.05 x 3.5 max into recess)

Double glazed window to rear. Radiator. Fitted wardrobes and bedroom furniture. Television point. Internet point.

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## BATHROOM

Double glazed obscure window to side. Four piece suite comprising bath with mixer tap, shower cubicle with mains shower, wash hand basin and close coupled wc. Wall mounted vanity unit. Heated towel rail. Extractor fan. Tiled walls.

## FRONT GARDEN

Laid to single stone area and small hedge and fronts. Block paved driveway parking leading to double garage

## DOUBLE GARAGE CONVERSION

Two up and over doors to front.  
Converted to family room.

## REAR GARDEN

Laid to circular lawn with rear width patio area extending to both sides of house. Brick retaining wall. Slate stone flower beds and borders, mature plants, trees and foliage. Green house. Timber shed. Outside tap. Gated access to front.

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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Road Map



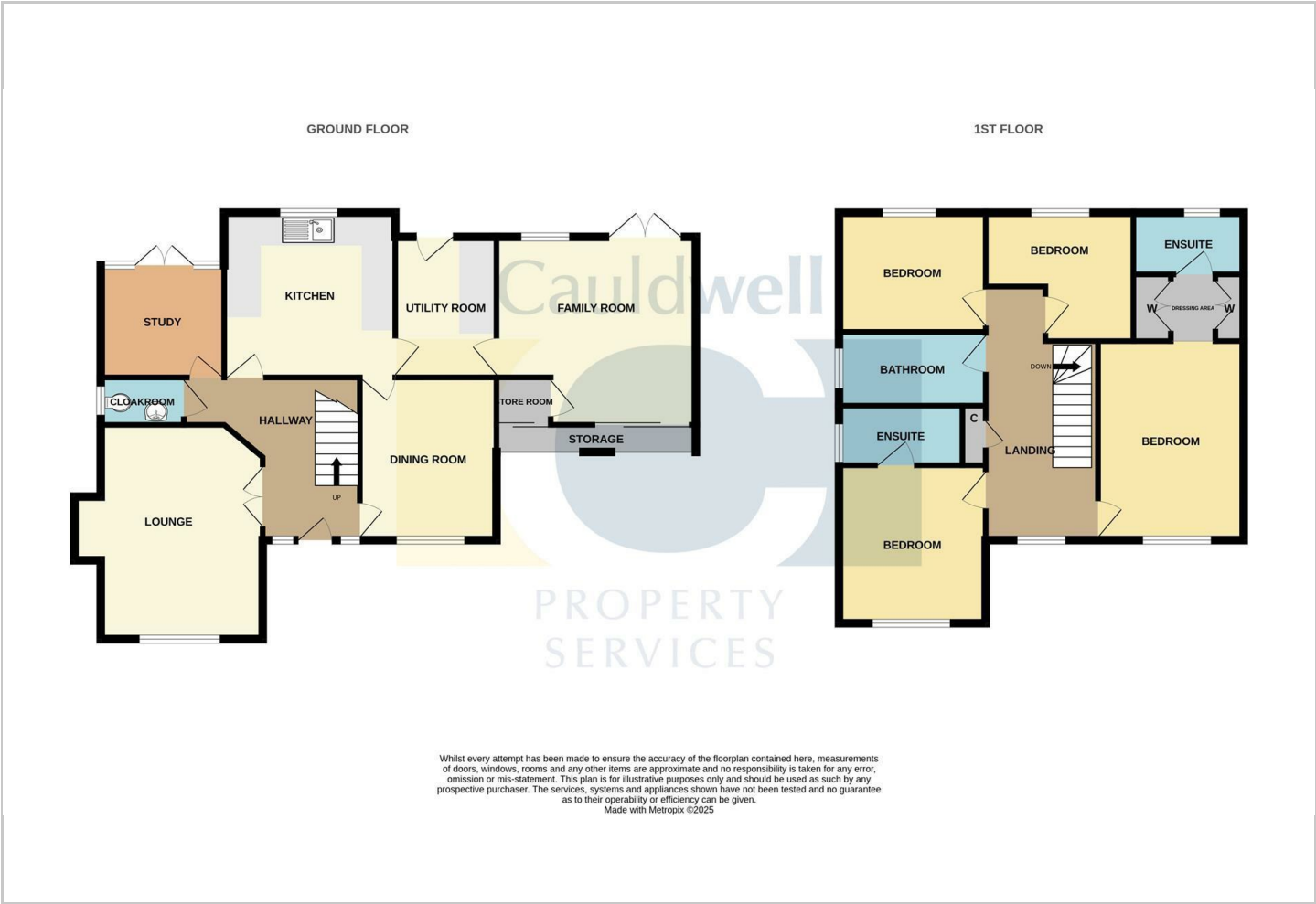
Hybrid Map



Terrain Map



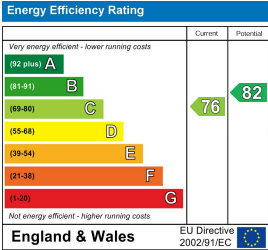
Floor Plan



Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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