



Cauldwell

PROPERTY SERVICES



4 Paddock View, Milton Keynes, MK19 6BQ

£399,995

CAULDWELL are delighted to offer for sale this modern three-bedroom home with a separate study, presented in showhome condition, situated in the highly sought-after Old Stratford area — within easy walking distance of the historic town of Stony Stratford.

This beautifully maintained property boasts a well-designed layout, briefly comprising:

- Welcoming entrance hall
- Downstairs cloakroom
- Stylish open-plan kitchen/dining area with integrated appliances
- Spacious lounge with French doors opening onto the rear garden
- Three well-proportioned bedrooms
- Two en-suite shower rooms plus a family bathroom
- A versatile study, ideal for home working

ENTRANCE

Entrance through front door into entrance hall. Stairs leading to first floor. Door to cloakroom, solid oak doors to open place living space. Solid oak floor, skimmed ceiling with spotlights. Under floor heating.

CLOAKROOM

Two piece suite. Low level wc, wash hand basin with splash back tile and stainless steel mixer tap. Skimmed ceiling with spotlights, extractor and solid oak floor. Under floor heating.

STUDY 11'1" x 7'0" (3.38 x 2.13)

Double glazed window to the front. Solid oak flooring and under floor heating.

OPEN PLAN LIVING SPACE 22'9" x 14'2" (6.93 x 4.32)

Maximum measurements. Fitted kitchen. Fitted with a range of soft close wall and base units. Straight edge work surface incorporating a one and a half sink and drainer with mixer tap. Built in double oven, four ring induction hob feature extractor hood. Built in washer dryer, built in washing machine, built in fridge and built in freezer and under unit lighting. Skimmed ceiling, tiled flooring, under floor heating and further extractor. Under stair storage cupboard and combi boiler house within a soft close cupboard surround.

LIVING AREA

Double glazed french door with double glazed windows either side to the rear. Solid oak floor, skimmed ceiling with inset lighting, television point and telephone point.

FIRST FLOOR LANDING

Doors to all rooms. Skimmed ceiling with pull down loft access. Fitted carpet, storage cupboard and radiator.

BEDROOM ONE 12'10" x 10'10" (3.91 x 3.30)

Double glazed window to the front. Double sliding door wardrobe, skimmed ceiling, fitted carpet, radiator and door to en-suite.

EN-SUITE

Three piece suite. Walk in double tiled shower cubicle with wall mounted shower and separate rainforest attachment. Low level wc, wash hand basin with stainless steel mixer tap. Shaver point, frosted double glazed window to the rear, skimmed ceiling with spotlights, extractor, tiled flooring, heated towel rail and part tiled walls.

BEDROOM TWO 12'11" x 7'10" (3.94 x 2.39)

Double glazed window to the rear. Fitted carpet, skimmed ceiling, television and telephone point. Door to en-suite.

EN-SUITE.

Three piece en-suite. Tiled shower cubicle with wal

mounted shower and separate rain forest attachment. Low level wc, wash hand basin with stainless steel mixer tap. Heated towel rail, tiled flooring, part tiled walls, skimmed ceiling with spotlights and extractor,

BEDROOM THREE 9'2" x 6'0" (2.79 x 1.83)

Double glazed window to the rear, fitted carpet, skimmed ceiling and radiator.

FAMILY BATHROOM

Three piece suite. Panel bath with stainless steel mixer tap with shower over. Low level wc, wash hand basin with stainless steel mixer tap. Tiled flooring, part tiled walls, shaver point, extractor, heated towel rail. Skimmed ceiling with spotlights and frosted double glazed window front.

REAR GARDEN

Enclosed rear garden mainly laid to lawn, patio area, wooden fence panel surround, gated side access. Outside tap and power and lighting.

FRONT

Double length carport.

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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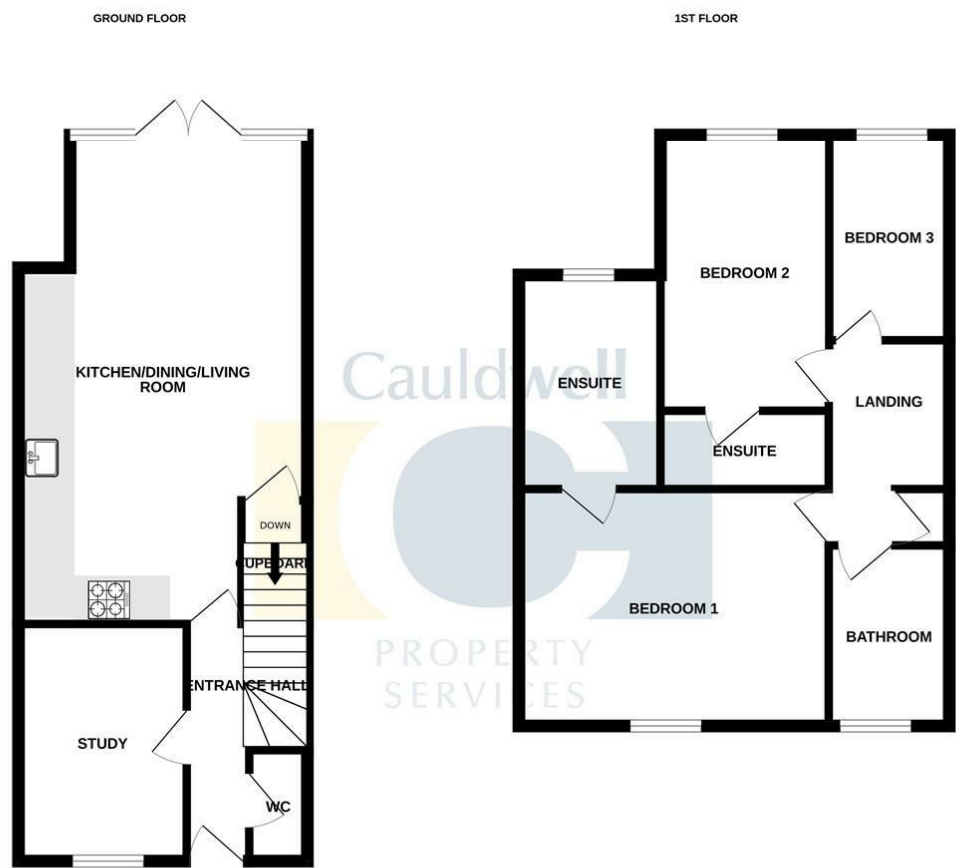
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Floor Plan

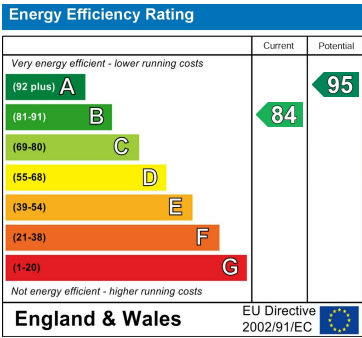


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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