



Cauldwell

PROPERTY SERVICES



14 Carmania Circle

Brooklands, Milton Keynes, MK10 7HU

£445,000



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ENTRANCE HALL

Composite double glazed door to front. Storage cupboard housing central heating boiler and internet connection points. Radiator. Stairs to first floor landing.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

STUDY/BEDROOM FOUR

8'10" x 6'0" (2.7 x 1.85)

Double glazed window to front. Radiator.

OPEN PLAN KITCHEN/DINING AND LIVING SPACE

23'3" x 12'10" into bay (7.11 x 3.93 into bay)

Double glazed bay window to rear and side. Double glazed French doors to rear. Two radiators. Television point. LED lighting. Understairs storage cupboard.

KITCHEN AREA

Fitted with a range of wall and base units with worksurfaces. One and half bowl stainless steel sink drainer and mixer tap. Electric oven and hob with extractor hood over. Integral fridge freezer, dishwasher and washing machine. Under cupboard lighting. LED lighting,

FIRST FLOOR LANDING

Stairs from entrance hall. Radiator.

LIVING ROOM

12'10" x 11'9" (3.92 x 3.59)

Double glazed French doors with Juliette balcony and inset blinds to front. Double glazed windows with inset blinds to front. Radiator. Television point.

BEDROOM ONE

10'0" x 12'9" max (3.06 x 3.91 max)

Two double glazed windows to rear. Radiator. Fitted wardrobes with mirrored sliding doors. 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. Extractor fan. Shaver point. Radiator.

SECOND FLOOR LANDING

Stairs from first floor. Radiator. Access to loft space.

BEDROOM TWO

12'10" x 11'1" (3.93 x 3.38)

Two double glazed windows to front. Radiator. Fitted wardrobes and bedroom furniture.

BEDROOM THREE

11'4" x 12'9" max (3.47 x 3.91 max)

Two double glazed windows to rear. Fitted wardrobes with mirrored sliding doors. Airing cupboard. Radiator.

BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and mains shower with screen, wash hand basin and close coupled wc. Electric shaver point. Radiator. Extractor fan.

FRONT GARDEN

Lawned garden with mature shrubs.

REAR GARDEN

Mainly laid to lawn with patio and decking area. Double timber storage shed and gated access to front. Driveway parking for two vehicles to side.

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.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them



A map snippet from Google Maps showing a residential area. A red location pin is placed on Broughton Grounds Ln. To the southwest of the pin is a green circular icon with a white flower-like symbol, located near the intersection of Carmania Cr. To the southeast is Neptune Cres. The map includes street names and a Google logo with 'Map data ©2025' at the bottom.

A satellite map showing a residential area with a red location pin. The map includes labels for '14', 'M1', and 'Fen St'. The bottom of the image shows the text 'bus, Landsat / Copernicus, Maxar Technologies'.

A map snippet showing the area around Broughton. A red location pin is placed on Fen St. The map includes labels for 'Broughton', 'Fen St', 'Tongwell', and 'Countess Way'. The Google logo is visible in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

GROUND FLOOR

The ground floor plan features a large open kitchen and lounge area at the rear. To the left is a study. A central hallway provides access to a cloakroom and a bathroom (labeled 'S'). Stairs lead up from the hallway.

1ST FLOOR

The first floor plan includes two bedrooms, one of which has an ensuite. A central landing area contains stairs leading both up and down. A bathroom (labeled 'S') is also present.

2ND FLOOR

The second floor plan consists of two bedrooms, a bathroom, and a central landing area with stairs leading down.

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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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 Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		84	94
Not energy efficient - higher running costs			
England & Wales EU Directive applies			

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