

Cauldwell

PROPERTY SERVICES



4 Rossini Place, Milton Keynes, MK7 8EZ

Guide Price £799,995

CAULDWELL are delighted to offer for sale this stunning five-bedroom detached residence, situated within the highly sought-after area of Old Farm Park in Milton Keynes. This beautifully presented family home offers generous and versatile living space throughout, ideal for modern family life.

Upon entering, you are welcomed by a spacious entrance hall featuring underfloor heating, setting the tone for the exceptional finish found throughout the property. The impressive dual-aspect living room is flooded with natural light, creating an inviting space for relaxation and entertaining. A separate dining room provides a formal setting for meals, while the well-positioned study is ideal for those working from home.

At the heart of the home is a spectacular refitted kitchen/family/breakfast room, complete with a central island unit, quality fittings, and underfloor heating — perfect for both everyday living and hosting. A refitted utility room and a stylish downstairs cloakroom complete the ground floor accommodation.

Upstairs, you will find five well-proportioned bedrooms. The principal bedroom and guest bedroom both benefit from beautifully refitted en suite shower rooms, while the remaining bedrooms are served by a luxurious refitted family shower room.

ENTRANCE HALL

Stairs to first floor. Door to dining room, kitchen/breakfast room, study and cloakroom. Store cupboard. Double doors to living room. Cornice to skimmed ceiling with inset lighting. Porcelain tiled floor with underfloor heating. Radiator.

CLOAKROOM

Two piece re-fitted suite comprising low level wc and wash hand basin. Radiator. Part tiled walls. Frosted double glazed window to side.

LIVING ROOM 22'2" x 11'8" (6.77 x 3.57)

Dual aspect with two double glazed windows to front. Feature fireplace and surround. Double glazed French doors to rear with windows either side. Two radiators. Cornice to skimmed ceiling.

DINING ROOM 11'2" x 11'1" (3.42 x 3.38)

Double glazed window to rear. Radiator. Cornice to skimmed ceiling.

KITCHEN/FAMILY/BREAKFAST ROOM 22'5" x 12'4" (6.85 x 3.78)

Dual aspect with double glazed windows to front and rear. French doors to rear. Re-fitted with a range of soft close wall and base units with worksurfaces incorporating sink drainer and mixer tap and drinking water tap with boiling water feature. Built in dishwasher, full height fridge and under counter freezer. Built in oven, warming drawer and microwave. Central island unit with four ring induction hob and breakfast bar. Skimmed ceiling with inset lighting. Tiled flooring. Radiator. Door to utility room. Porcelain tiled floor with underfloor heating.

UTILITY ROOM

Fitted with wall and base units with worksurfaces incorporating stainless steel sink drainer and mixer tap. Plumbing for washing machine. Tiled flooring. Double glazed door to side. Radiator. Skimmed ceiling. Porcelain tiled floor with underfloor heating. Door to study.

STUDY 11'1" x 7'4" (3.39 x 2.26)

Two double glazed windows to front. Cornice to skimmed ceiling. Radiator. Porcelain tiled floor.

FIRST FLOOR LANDING

Doors to all upstairs rooms. Access to loft space. Cornice to skimmed ceiling. Airing cupboard housing water tank.

BEDROOM ONE 12'11" x 12'0" (3.95 x 3.67)

Cornice to skimmed ceiling. Double glazed window to rear. Radiator. Five door fitted wardrobe. Door to ensuite.

ENSUITE

Re-fitted three piece suite comprising tiled shower

cubicle with wall mounted shower. low level wc and wash hand basin. Tiled walls and flooring. Heated towel rail. Double glazed window to side. Skimmed ceiling with inset lighting. Extractor.

BEDROOM TWO 10'4" x 10'4" (3.16 x 3.15)

Cornice to skimmed ceiling Two double glazed windows to front. Radiator. Door to re-fitted ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin in vanity surround. Heated towel rail. Tiled walls and flooring. Frosted double glazed window to side. Skimmed ceiling with inset lighting. Extractor.

BEDROOM THREE 11'11" x 7'9" (3.64 x 2.37)

Two double glazed windows to front. Radiator. Cornice to skimmed ceiling. Double door built in cupboard.

BEDROOM FOUR 8'3" x 12'0" (2.52 x 3.66)

Double glazed window to rear. Radiator. Skimmed ceiling.

BATHROOM

Three piece suite comprising walk in shower cubicle with wall mounted shower, low level wc and wash hand basin. Tiled flooring and walls. Skimmed ceiling with inset lighting. Heated towel rail. Frosted double glazed window to front. Underfloor heating.

BEDROOM FIVE 9'1" x 8'3" (2.78 x 2.53)

Double glazed window to rear. Radiator. Cornice to skimmed ceiling.

FRONT GARDEN

Hedgerow surround. Path to front door. Double width hardstanding driveway leading to double garage.

REAR GARDEN

A substantial rear garden, laid mainly to patio with composite decking area and patio. Wooden fence surround with flower and shrub borders. Gated side access. Power and light externally.

DOUBLE GARAGE

Electric up and over door. Power and light.

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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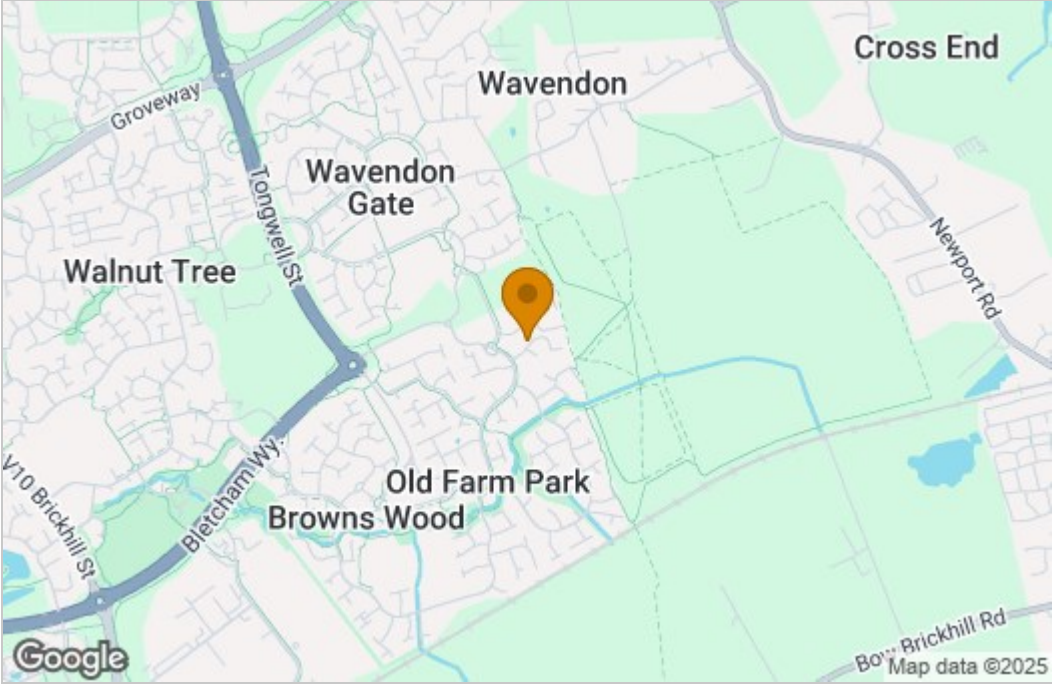
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Floor Plan

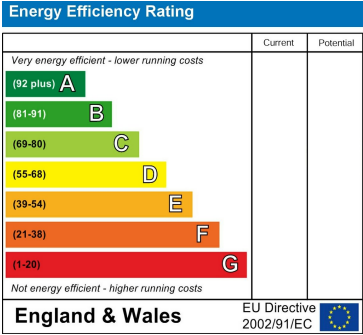


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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