



# Cauldwell

PROPERTY SERVICES



## 45 Holyrood, Milton Keynes, MK8 9DR

### Offers Over £750,000

Substantial Extended Six Bedroom Detached Home in Great Holm, Milton Keynes

Cauldwell Property Services are delighted to offer for sale this high specification and significantly extended six-bedroom detached family home, situated within the sought-after area of Great Holm, Milton Keynes. This impressive residence has been thoughtfully enhanced by the current owners with a beautiful double-storey extension, creating a spacious and versatile home ideal for modern family living.

Set on a generous plot, the property boasts extensive front and rear gardens, providing excellent outdoor space and privacy. The well-planned accommodation comprises three reception rooms, offering flexibility for entertaining or multi-generational living, with annexe potential thanks to a ground-floor wet room.

The first floor features six double bedrooms, including two en-suite bedrooms and a family bathroom.

while a double garage (part converted) and substantial driveway provide ample off-road parking.

## **ENTRANCE HALL**

Stairs to first floor. Cloak cupboard. Understairs storage cupboard. Door to cloakroom, kitchen /breakfast room, dining room and living room. Radiator. Karndean flooring.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Frosted double glazed window to side.

## **KITCHEN/BREAKFAST ROOM 13'10" x 8'0" (4.24 x 2.44)**

Double glazed window to rear. Fitted with a range of wall and base units with worksurfaces incorporating stainless steel drainer and mixer tap. Built in oven, microwave, four ring hob and extractor hood. Built in dishwasher. Door to family room and utility room .

## **UTILITY ROOM**

Wall and base units with worksurface incorporating stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Space for tumble dryer and fridge freezer. Splash back tiling. Double glazed window to front Radiator.

## **FAMILY ROOM 15'10" x 12'4" (4.84 x 3.78)**

Dual aspect room with double glazed French doors to rear and double glazed window to side. Double glazed door to garden. Two double panelled radiators. Door to wet room. Amtico flooring

## **WET ROOM**

Wall mounted shower. Low level wc and wash hand basin. Heated towel rail. Tiled walls. Skimmed ceiling. Inset lighting. Extractor.

## **DINING ROOM 9'5" x 8'9" (2.88 x 2.67)**

Double glazed window to rear. Radiator. Karndean flooring.

## **LIVING ROOM 19'5" x 11'10" (5.94 x 3.62)**

Dual aspect with box bay double glazed window to front and French doors to rear. Two radiators. Gas fire with brick surround. Coving to textured ceiling. Karndean flooring.

## **FIRST FLOOR LANDING**

Double glazed window to front. Two radiators. Access to loft space.

## **BEDROOM ONE 15'10" x 14'5" (4.84 x 4.40)**

Double glazed window to rear and side. Coving to textured ceiling . Radiator. Door to ensuite.

## **ENSUITE**

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Radiator. Frosted double glazed window to side. Tiled walls. Shaver point. Extractor.

## **BEDROOM TWO 11'1" x 9'9" (3.39 x 2.98)**

Double glazed window to front. Double panelled radiator. Double sliding door wardrobe. Door to ensuite.

## **ENSUITE**

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Radiator. Tiled walls. Frosted double glazed window to front Coving to textured ceiling. Extractor.

## **BEDROOM THREE 12'4" x 8'9" (3.78 x 2.69)**

Double glazed window to rear. Radiator.

## **BEDROOM FOUR 12'0" x 8'5" (3.68 x 2.59)**

Double glazed window to rear. Radiator.

## **BEDROOM FIVE 12'0" x 7'1" (3.66 x 2.18)**

Double glazed window to front. Radiator.

## **BEDROOM SIX 11'5" x 7'1" (3.50 x 2.18)**

Double glazed window to the front radiator.

## **BATHROOM**

Frosted double glazed window to rear aspect. Low level wc. Pedestal wash hand basin. Shower cubicle. Panelled bath. Part tiled walls. Shaver point. Radiator. Extractor. Door to airing cupboard.

## **REAR GARDEN**

A substantial secluded mature rear garden, laid mainly to lawn with patio area. Wooden fence surround with mature tree. flower and shrub borders. Dual gated side access. Outside tap.

## **FRONT GARDEN**

A substantial imprinted concrete driveway and garden, laid mainly to lawn with storm porch over front door. Outside lighting.

## **DOUBLE GARAGE**

Double up and over doors. Power and light. Tap. Part converted.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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Floor Plan

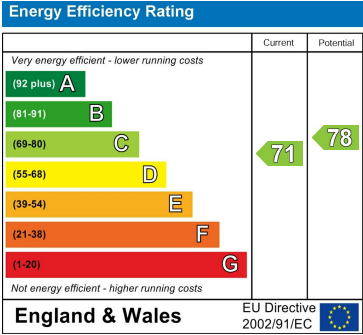


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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