



13 Alstonefield, Milton Keynes, MK4 2HA

£635,000

Cauldwell Property Services are delighted to offer for sale this modern and versatile five-bedroom detached family home, superbly positioned in the highly sought-after Emerson Valley. Offering well-balanced accommodation across three floors, this impressive home boasts multiple reception rooms, generous parking, & a low-maintenance rear garden, perfect for busy families.

The property is entered via a welcoming entrance hall with stairs rising to the first floor and access to the cloakroom. To the front, the office and the sitting room both enjoy bay windows providing excellent natural light. The sitting room also features an attractive fireplace and double doors leading into the dining room, which in turn opens out to a bright conservatory overlooking the garden.

The kitchen can be accessed from both the dining room and hallway & is complemented by a separate utility room, ideal for laundry & additional storage.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom and bedroom three benefit from built-in wardrobes, with the principal bedroom further enhanced by its own en suite shower room. An airing cupboard and the family bathroom complete this level.

The second floor offers two additional bedrooms, one of which includes built-in wardrobes, & a further shower room—making this floor perfect for older children, guests, or those seeking a private workspace.

ENTRANCE HALL

Entrance door. Stairs to first floor. Understairs storage cupboard. Radiator. Coving to textured ceiling. Door to study, living room, kitchen/breakfast room and cloakroom.

CLOAKROOM

Two piece suite comprising wash hand basin and low level wc. Radiator. Splash back tiling. Extractor.

RE-FITTED KITCHEN/BREAKFAST ROOM 14'9" x 9'11" (4.51 x 3.04)

Re-fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in double oven, four ring hob and extractor. Built in dishwasher. Arch to utility room. Two double glazed windows to rear. Space for American style fridge freezer. Radiator. Arch to utility room. Door to dining room.

UTILITY ROOM

Re-fitted with wall and base units with Granite worksurfaces incorporating sink with mixer tap. Wall mounted boiler. Plumbing for washing machine. Space for tumble dryer. Double glazed door to rear garden.

DINING ROOM 10'6" x 9'11" (3.21 x 3.04)

Coving to textured ceiling. Radiator. Double doors to living room. Sliding doors to conservatory.

CONSERVATORY 9'10" x 10'9" (3.02 x 3.29)

Brick and UPVC double glazed construction. Double glazed French doors to garden. Tiled flooring. Power. Ceiling fan. Wall mounted lights.

LIVING ROOM 15'2" x 10'7" (4.63 x 3.23)

Coving to textured ceiling. Feature fireplace and surround. Double glazed bay window to front.

STUDY 12'2" x 8'2" (3.71 x 2.49)

Double glazed bay window to front. Fitted furnishings. Radiator. Coving to textured ceiling.

FIRST FLOOR LANDING

Stairs to second floor. Radiator. Double glazed window to rear. Doors to bedrooms one, two and five. Airing cupboard. Door to bathroom.

BATHROOM

Three piece suite comprising panelled bath with telephone style shower attachment, low level wc and wash hand basin. Radiator. Part tiled walls. Frosted double glazed window to side.

BEDROOM ONE 13'5" x 10'0" (4.10 x 3.06)

Double door built in wardrobe. Two double glazed windows to front. Coving to textured ceiling. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle.

low level wc and wash hand basin. Radiator. Frosted double glazed window. Part tiled walls. Extractor.

BEDROOM TWO 8'11" x 12'0" (2.74 x 3.68)

Double glazed window to rear. Radiator. Coving to ceiling.

BEDROOM FIVE 7'11" x 8'10" (2.43 x 2.70)

Double glazed window to rear. Radiator. Double door built in wardrobe.

SECOND FLOOR LANDING

Double glazed sky light to rear. Door to shower room, bedrooms two and three.

BEDROOM TWO 8'10" x 14'10" (2.70 x 4.53)

Restricted head height. Double glazed sky light to rear. Skimmed ceiling with inset lighting.

BEDROOM FOUR 8'9" x 15'5" (2.69 x 4.71)

Restricted head height. Dual aspect double glazed window to front and side. Fitted soft close six door wardrobes. Skimmed ceiling with inset lighting. Radiator.

SHOWER ROOM

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Part tiled walls. Shaver point. Extractor. Skimmed ceiling. Inset lighting. Heated towel rail.

FRONT GARDEN

Double width hardstanding driveway with block paved parking area for several cars. Garden laid to shingle. Storm porch and outside lighting.

REAR GARDEN

Enclosed and secluded rear garden laid mainly to shingle with generous patio and decking area. Wooden fence and brick wall surround. Gated side access. Door to garage. Outside tap and lighting.

DETACHED DOUBLE GARAGE

Double electric up and over doors. Power and light.

All measurements are approximate.

The area measurements are taken from the government EPC register.

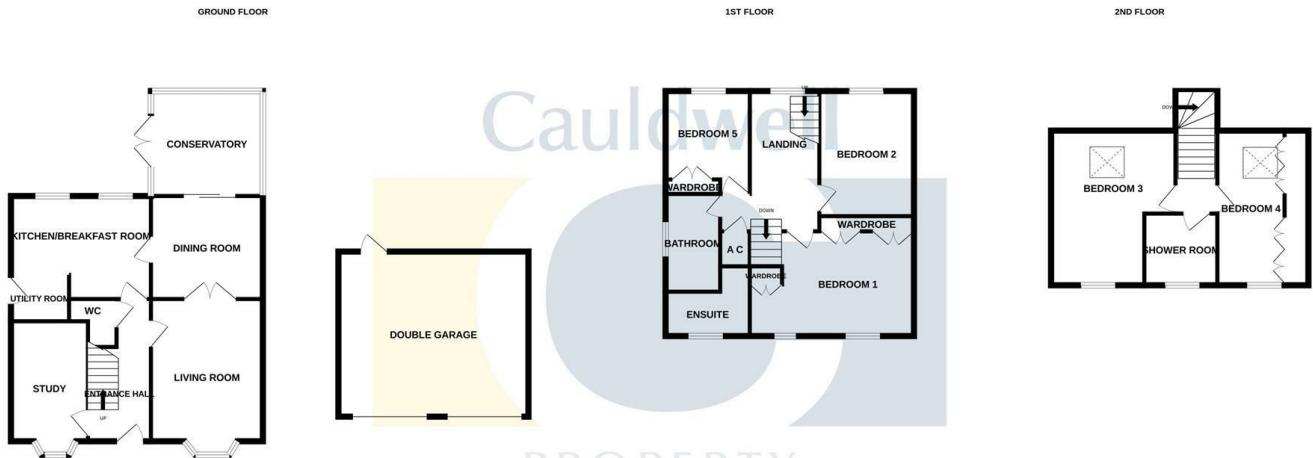
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - 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.

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

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

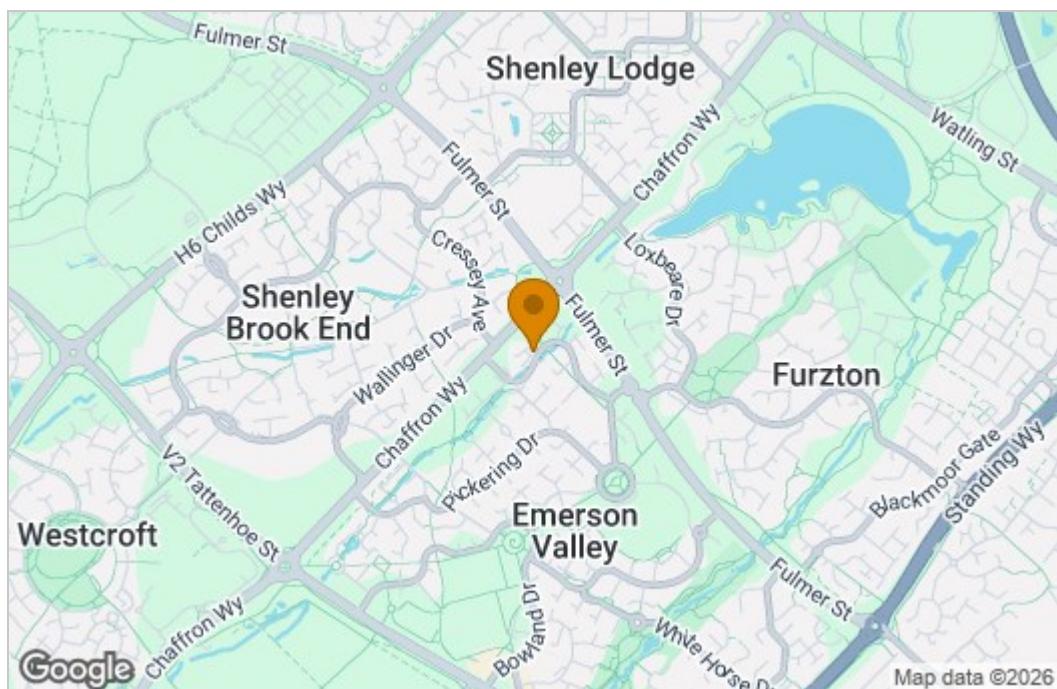
Floor Plan



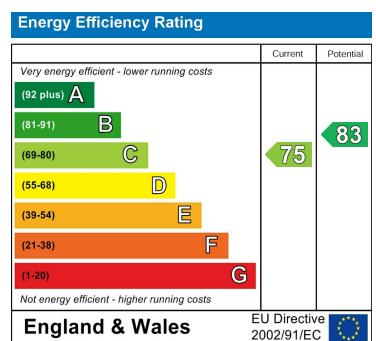
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix ©2022

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.