



## 24 Gainsborough Close, Milton Keynes, MK8 0NA

**£540,000**

Cauldwell are delighted to offer for sale this well-presented four-bedroom family home situated in a cul-de-sac within the sought-after area of Grange Farm. The property enjoys close proximity to local shops, popular schooling and the beautiful surroundings of Shenley Wood.

The property also benefits from scope for extension, with planning permission in place for a two-storey rear extension, offering future potential to enhance the living space even further.

The accommodation briefly comprises: entrance hall, cloakroom, study, kitchen/breakfast room, that flows through to a spacious living room and a dining area.

The first floor offers a family bathroom, a principle bedroom with en suite, three further double bedrooms and a spacious landing area.

Outside, there is a modern rear garden with a decking area, along with a single garage and driveway parking.

Grange Farm is a highly regarded and modern residential area located to the west of Milton Keynes. Loved by families and professionals alike, it offers a peaceful community feel with well-maintained green spaces and

## ENTRANCE HALL

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

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Frosted double glazed window to side. Skinned ceiling.

## LIVING ROOM AREA 16'7" x 11'3" (5.08 x 3.45)

Coving to skinned ceiling. Double glazed window to rear. Double glazed French doors to rear. Radiator. Opening to dining room.

## DINING ROOM 8'8" x 10'7" (2.66 x 3.25)

Double glazed window to front. Radiator. Coving to skinned ceiling

## STUDY 9'9" x 6'6" (2.99 x 2.0)

Double glazed window to front. Radiator. Coving to skinned ceiling.

## KITCHEN/BREAKFAST ROOM 17'11" x 6'6"

(5.48 x 2.)

Fitted with a range of wall and base units with worksurfaces incorporating sink with mixer tap. Built in oven, four ring hob and extractor hood. Plumbing for washing machine. Breakfast bar. Double glazed window to rear and side. Double glazed door to garden. Double panelled radiator. Skinned ceiling with inset lighting. Concealed wall mounted boiler.

## FIRST FLOOR LANDING

Doors to all rooms. Airing cupboard housing water tank. Double glazed window. Radiator. Coving to skinned ceiling. Radiator.

## BEDROOM ONE 12'1" x 11'5" (3.70 x 3.50)

Double glazed window to rear. Radiator. Coving to skinned ceiling. Double door wardrobe. Coving to skinned ceiling. Door to ensuite.

## ENSUITE

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Radiator. Shaver point. Skinned ceiling. Inset lighting. Frosted double glazed window to rear.

## BEDROOM TWO 8'11" x 10'7" (2.72 x 3.25)

Double glazed window to front. Radiator.

## BEDROOM THREE 8'7" x 7'8" (2.62 x 2.36)

Double glazed window to front. Radiator. Coving to skinned ceiling.

## BEDROOM FOUR 7'0" x 9'9" (2.14 x 2.98)

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

## BATHROOM

Three piece suite comprising panelled bath with

shower attachment, low level wc, wash hand basin. Radiator. Skinned ceiling with inset lighting. Extractor. Part tiled walls.

## REAR GARDEN

Enclosed and laid mainly to lawn with patio and decking area with brick and wooden fence surround. Gated side access.

## SINGLE GARAGE

Up and over door. Power and light. Service door.

## FRONT GARDEN

Hardstanding area and block paved driveway. Storm porch to front door.

## AGENTS NOTE

Planning permission is available for two storey rear extension, no warranty is implied.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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## Floor Plan



TOTAL FLOOR AREA : 1216sq.ft. (113.0 sq.m.) approx.

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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