

## 48 Cranwell Crescent, Milton Keynes, MK17 9GT

**£390,000**

Cauldwell are delighted to offer for sale with no upper chain, this stunning three-bedroom semi-detached home has been thoughtfully upgraded and maintained to a high standard since being purchased from David Wilson Homes.

The accommodation comprises a welcoming entrance, downstairs cloakroom, living room and a modern kitchen/dining room, ideal for family living and entertaining. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from a stylish en-suite, alongside a contemporary family bathroom.

Externally, the property features a double-width driveway to the front, providing ample off-road parking and an enclosed rear garden with side access, perfect for outdoor entertaining and family enjoyment.

Energy Rating: A

Council Tax Band: C

Area Guide – Eaton Leys, Milton Keynes

## ENTRANCE

Via double glazed door.

## ENTRANCE HALL

Doors door to downstairs cloakroom and lounge. Radiator. Skimmed ceiling.

## DOWNSTAIRS CLOAKROOM

Two piece suite comprising low level w.c. and wash and basin with mixer tap. Splashback tiling. Radiator. Skimmed ceiling. Extractor.

## LIVING ROOM 15'7" x 10'10" (4.75 x 3.31)

Double glazed window to front aspect. Two radiators. Door to understairs cupboard. Skimmed ceiling with inset lighting. Door to:

## KITCHEN/DINER 15'7" x 10'10" (4.75 x 3.31)

Double glazed window and French doors to rear aspect. Fitted with a range of soft close wall and base units, with roll top worksurface incorporating a stainless steel sing and drainer unit with mixer tap. Under unit lighting. Integrated dishwasher, washing machine, oven with four ring gas hob and extractor fan. Radiator. Skimmed ceiling with inset lighting.

## FIRST FLOOR LANDING

Doors to all rooms and airing cupboard. Skimmed ceiling.

## BEDROOM ONE 10'8" x 10'7" (3.27 x 3.23)

Measurements include sliding mirror fronted wardrobe.

Two double glazed windows to rear aspect.,. Radiator. skimmed ceiling. Door to ensuite

## ENSUITE

Frosted double glazed window to side aspect. Three piece suite including a double tiled shower cubicle, low level w.c. and wash hand basin with mixer tap. Tiled splash backs. Heated towel rail. Skimmed ceiling. Extractor.

## BEDROOM TWO 12'9" x 8'1" (3.89 x 2.47)

Double glazed window to front aspect. Three door soft close fitted wardrobe. Radiator. Skimmed ceiling.

## BEDROOM THREE 7'5" x 7'1" (2.28 x 2.18)

Double glazed window to front aspect. Radiator. Skimmed ceiling.

## BATHROOM

## REAR GARDEN

Frosted double glazed window to side aspect. Three piece suite including; paneled bath with stainless steel mixer tap and wall mounted shower over, low level w.c. and wash hand basin with mixer tap. Tiled walls. Heated towel rail. Skimmed ceiling with extractor.

## FRONT GARDEN

Pathway to entrance with storm porch.

## PARKING

Allocated for two vehicles.

## REAR GARDEN

Enclosed with gated access to the side. Mostly laid to lawn. Outside power, lights and tap.

### 1. Measurements

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.

### 2. Vendor Approval

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.

### 3. Mortgage

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.

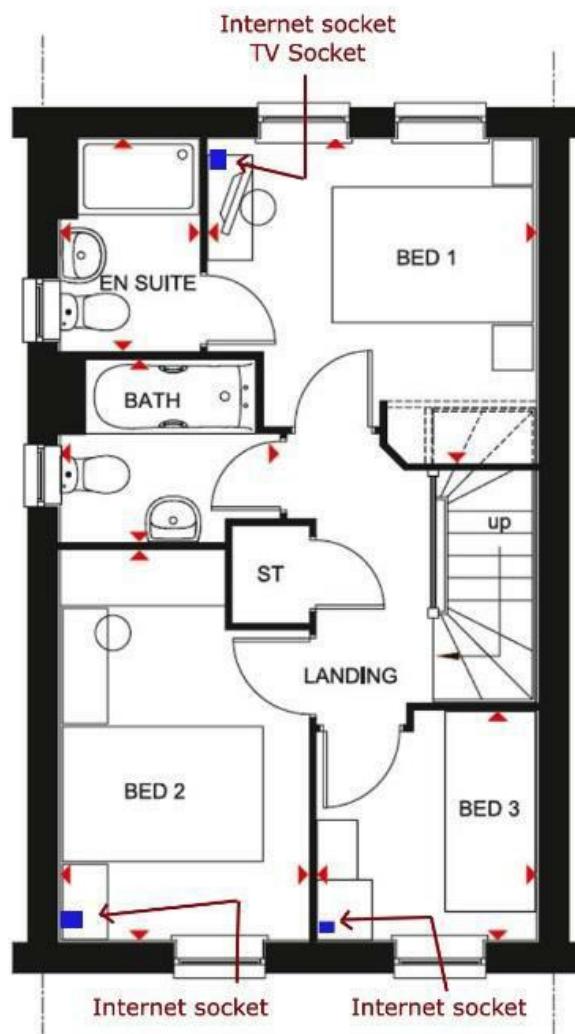
### 4. Solicitors

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

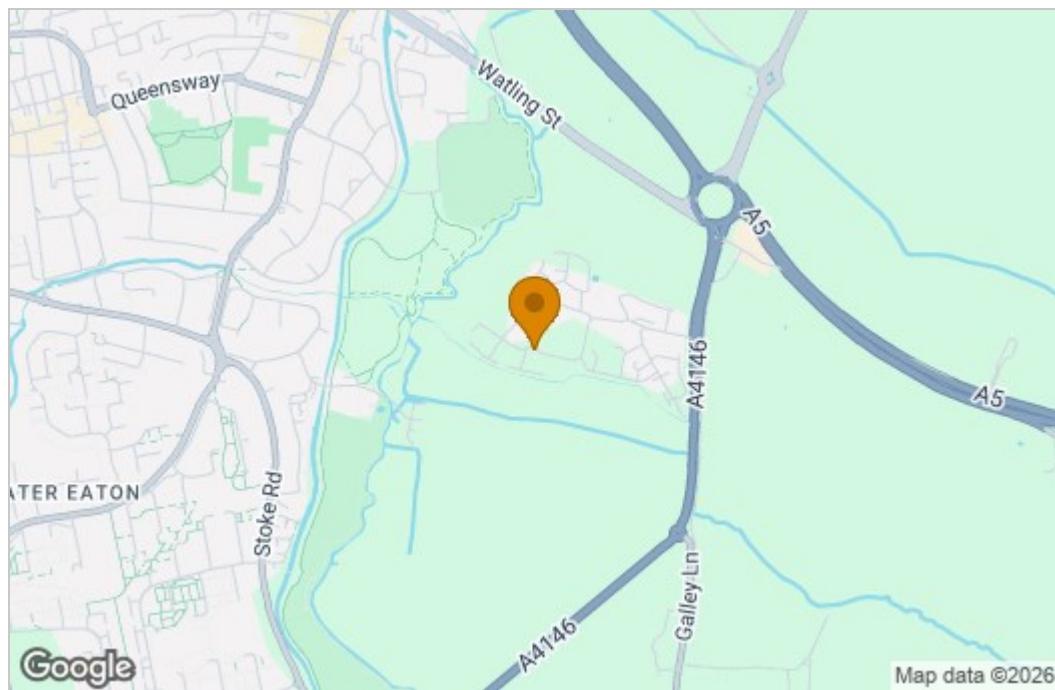
### 5. Anti Money Laundering Verification checks

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



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	92	93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.