



Cauldwell

PROPERTY SERVICES



53 Cranmore Circle

Broughton, Milton Keynes, MK10 7DD

£525,000



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ENTRANCE HALL

Composite double glazed door to front. Utilities cupboard housing combination boiler. Internet point. Radiator. Stairs to first floor landing. Amtico flooring.

CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan. Amtico flooring.

STUDY

9'2" x 6'0" (2.80 x 1.85)

Double glazed window to front. Radiator. Amtico flooring.

OPEN PLAN LIVING/DINING/KITCHEN

23'5" x 12'11" into bay (7.15 x 3.94 into bay)

Double glazed French doors and windows to rear. Two radiators. Understairs storage cupboard. Television point. Amtico flooring.

KITCHEN AREA

Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap with water purifier and drinking water tap. Electric oven, four ring hob and extractor hood over. Integral fridge freezer, washing machine and dishwasher. Under cupboard lighting. Amtico flooring.

FIRST FLOOR LANDING

Stairs from entrance hall. Radiator. Stairs to second floor landing.

LIVING ROOM

16'2" x 15'8" (4.95 x 4.79)

Double glazed bi fold doors to front with Juliette balcony. Three double glazed windows to rear. Two radiators. Television point.

BEDROOM ONE

12'9" x 9'10" (3.90 x 3.01)

Two double glazed windows to rear. Radiator. Built in wardrobe with sliding doors. Bedroom furniture. Door to ensuite.

ENSUITE

Three piece suite comprising double shower cubicle with shower over, wash hand basin and close coupled wc. Shaver point. Extractor fan. Radiator. Amtico flooring Wall mounted cabinet.

BEDROOM TWO

12'10" x 10'2" (3.93 x 3.12)

Double glazed bi folding doors to front. Double glazed window to front. Radiator.

SECOND FLOOR LANDING

Stairs from first floor. Radiator.

BEDROOM THREE

12'11" x 13'0" (3.94 x 3.98)

Double glazed windows to front. Radiator. Storage cupboard. Access to loft space.

BEDROOM FOUR

12'10" x 11'5" (3.93 x 3.50)

Two double glazed windows to rear. Radiator. Amtico flooring. Storage cupboard. Amtico flooring.

BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with mains shower and screen, wash hand basin and close coupled wc. Wall mounted cabinet. Extractor fan. Radiator. Amtico flooring.

FRONT GARDEN

Ornamental shingle stone garden with raised flower beds, plants and flowers.

REAR GARDEN

Laid to lawn with rear width patio area. Timber storage shed. Flower beds and borders. Outside tap and power. Gated access to driveway.

CAR PORT AND DRIVEWAY

3 vehicles off road with additional bedding area and parking

GARAGE

20'3" x 10'5" (6.19 x 3.19)

Up and over door to front. Power and light. Eaves storage.

SECURITY SYSTEM

Security alarm fitted with 2xshock sensors to entry doors front and rear, 4xmotion detection sensors (including inside garage).

All measurements are approximate.

The area measurements are taken from the government EPC register.

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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.



Road Map



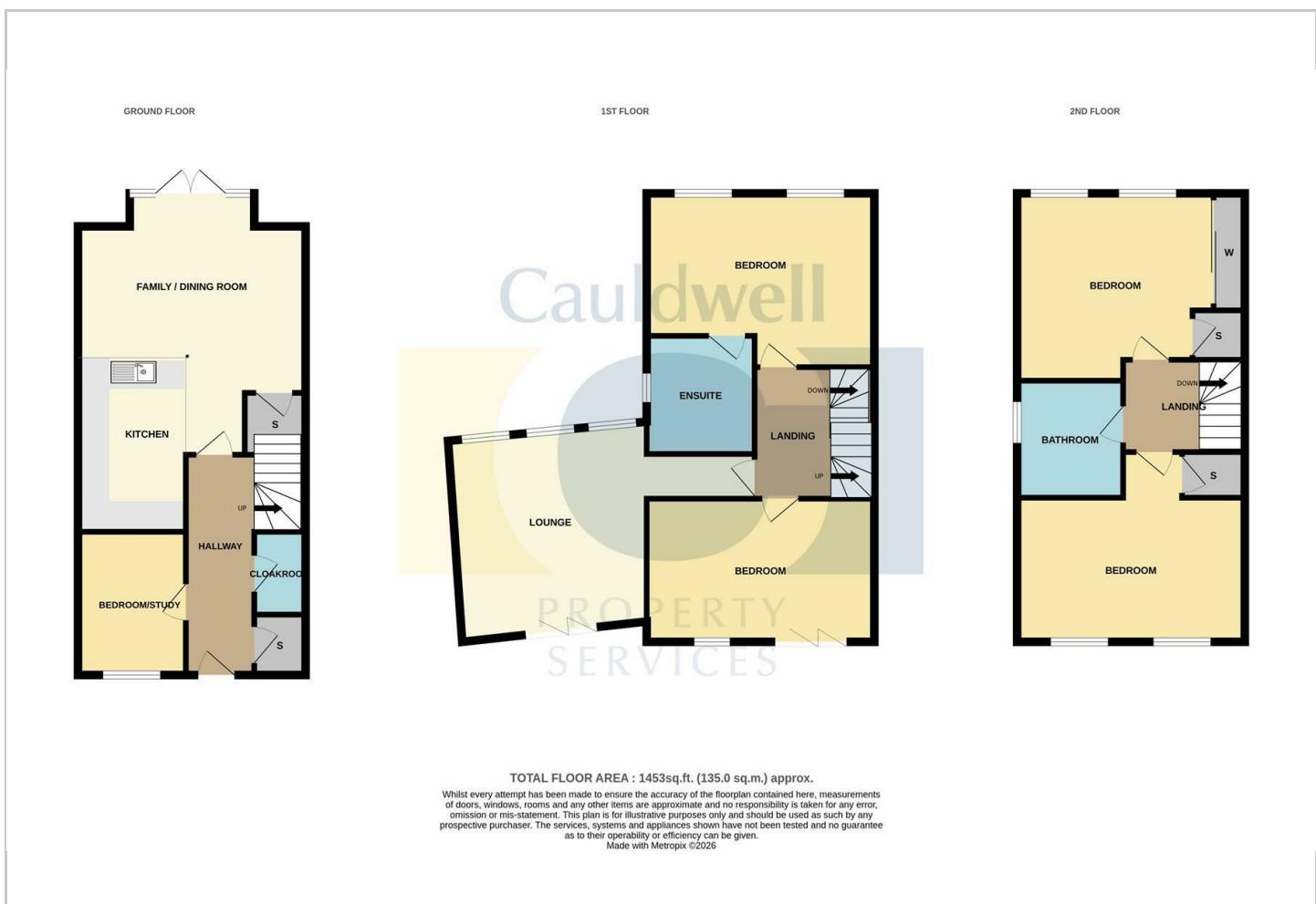
Hybrid Map



Terrain Map



Floor Plan



TOTAL FLOOR AREA : 1453sq.ft. (135.0 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 operation or efficiency can be given.

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Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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