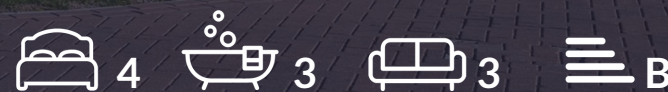




CRANES

14 Canberra Gardens, MK43 1AQ

Offers Over £575,000





14 Canberra Gardens

Cranfield, MK43 1AQ

- SHOW HOME CONDITION
- ENSUITES TO TWO BEDROOMS
- IMPRESSIVE KITCHEN/DINER/SNUG
- GARAGE AND DRIVEWAY TO SIDE
- EARLY VIEWING HIGHLY RECOMMENDED
- FOUR BEDROOMS
- STUDY
- A HOST OF UPGRADES
- ONE YEAR OLD

At just one year old, this exceptional four-bedroom detached property is offered for sale in show home condition. When originally built the present owners had many upgrades which include upgraded appliances and sanitaryware, additional tiling in the bathrooms, and upgraded flooring.

Comprising of an entrance hall, cloakroom, study, living room and impressive kitchen/snug/diner on the ground floor and four good size bedrooms on the first floor, two of which have en-suite shower rooms, in addition there is also a family bathroom.

Externally there are good size gardens to the rear which are presently laid to lawn and a larger than average garage with two parking spaces in front.

As the acting sole agents, we strongly recommend a viewing to fully appreciate everything this lovely home has to offer.



Offers Over £575,000



LOUNGE 12'6 x 17'2 (3.81m x 5.23m)

KITCHEN/DINING/FAMILY ROOM
25' max x 18'4 max (7.62m max x 5.59m max)

STUDY

CLOAKROOM

MASTER BEDROOM
14' 11 x 9'4 (4.27m 3.35m x 2.84m)

EN-SUITE

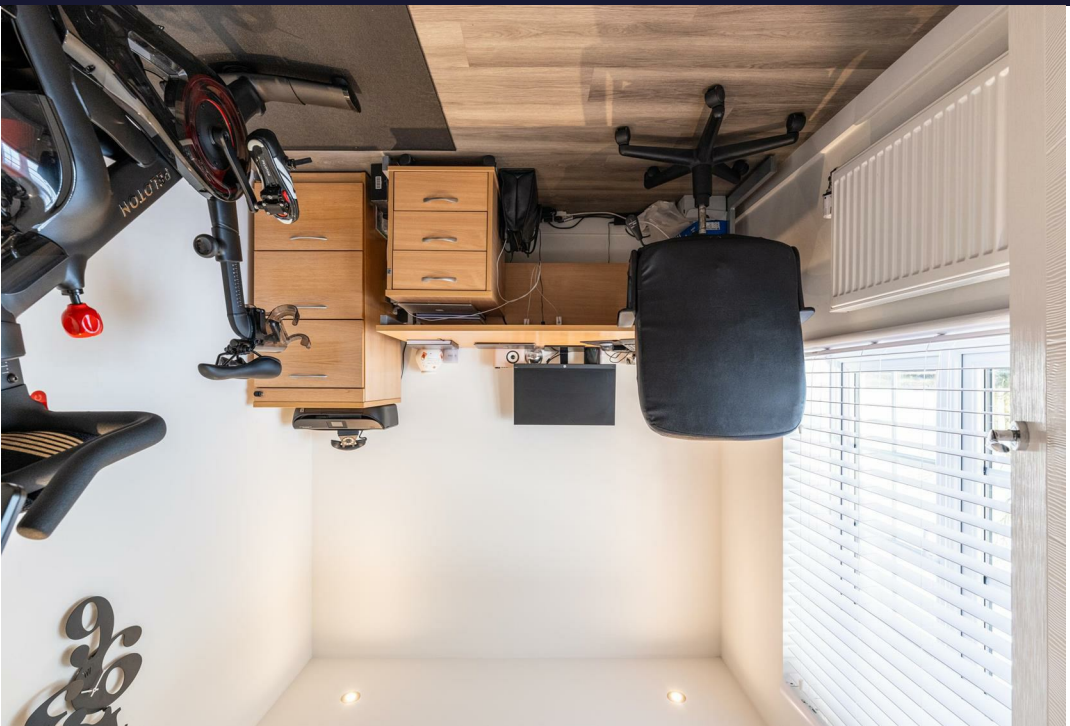
BEDROOM TWO 12'10 x 9'1 (3.91m x 2.77m)

EN-SUITE

BEDROOM THREE 11'6 x 9'9 (3.51m x 2.97m)

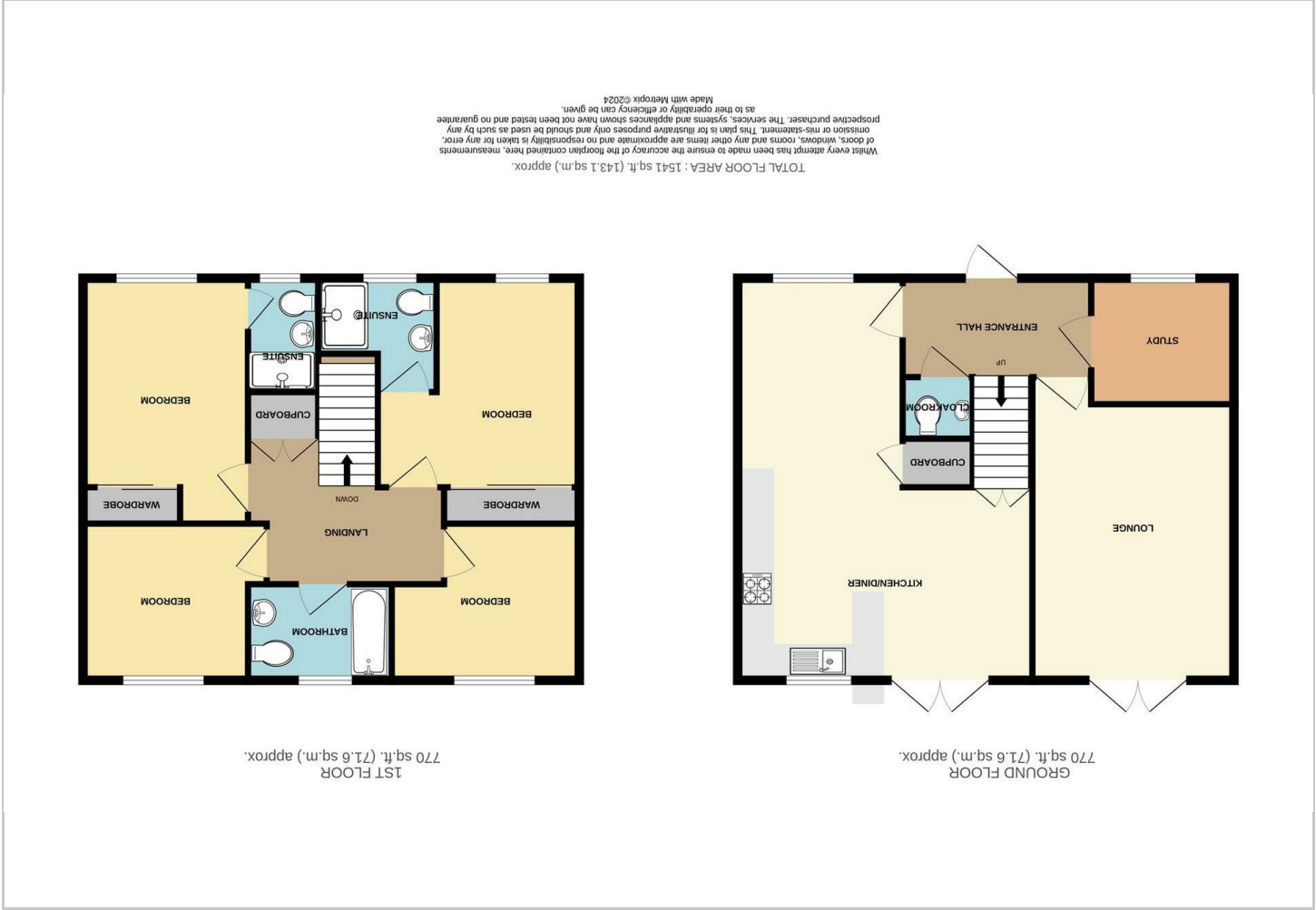
BEDROOM FOUR 11'3 x 9'9 (3.43m x 2.97m)

FAMILY BATHROOM





Floor Plans



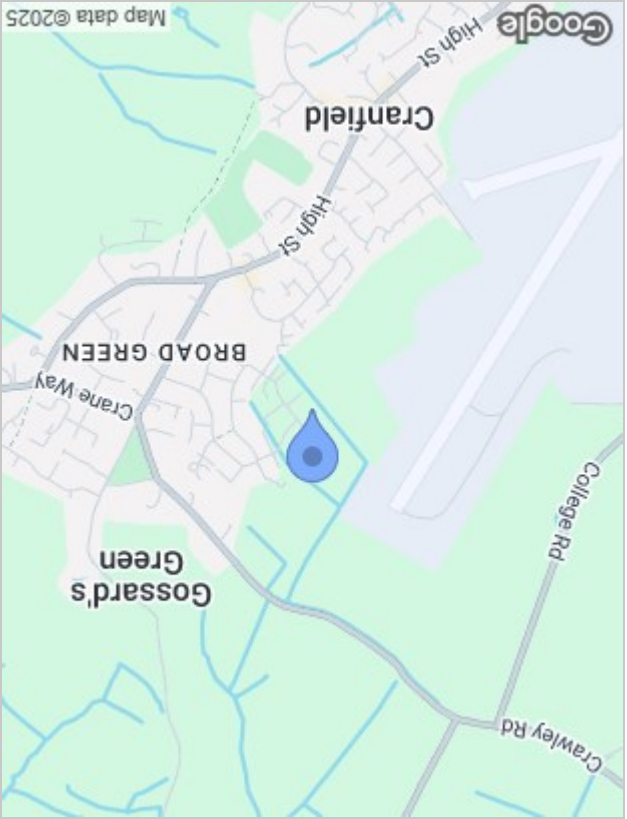
Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating	
Potential	Current
91	84
Very energy efficient – lower running costs	
(92 plus) A	
(91-95) B	
(89-90) C	
(85-88) D	
(82-84) E	
(79-81) F	
(75-78) G	
Not energy efficient – higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Energy Performance Graph



Location Map