



Cadeby Court, Broughton Milton Keynes MK10 9LE

welcome to

Cadeby Court, Broughton Milton Keynes

A SPACIOUS and WELL PRESENTED DETACHED family home offering great living space; perfect for a growing family. With THREE RECEPTION ROOMS, CLOAKROOM and UTILITY, ENSUITE to bedrooms 1 and 2, further FAMILY BATHROOM and SHOWER ROOM in the ANNEXE. DOUBLE GARAGE and garden.

Entrance Hall:

Door to front, doors leading to cloakroom, kitchen, dining room, living room and study, radiator, storage cupboard.

Cloakroom:

Fitted with a suite to comprise wash hand basin and w.c. Wood effect flooring, partly tiled, radiator, double glazed window to front.

Living Room:

21' 9" max x 13' 6" max (6.63m max x 4.11m max)
Electric fire with surround, two radiators, wood effect flooring, double glazed window to rear, double glazed door to rear garden.

Dining Room:

13' 9" x 10' 8" (4.19m x 3.25m)
Double glazed door to rear, radiator. wood effect flooring.

Study:

13' 7" max x 7' 7" max (4.14m max x 2.31m max)
Double glazed window to front and side aspects, radiator, wood effect flooring.

Kitchen:

13' 9" x 9' 7" (4.19m x 2.92m)
Fitted with a range of wall and base units with soft close drawers and work surfaces over, integrated dish washer and fridge/freezer, wine cooler, sink with drainer and hot tap, induction hob, double oven, tiling to splash backs, wood effect flooring, double glazed window to rear.

Utility Room:

Plumbing for a washing machine, space for tumble dryer, sink with drainer, radiator, wood effect flooring, door leading to side onto driveway.

First Floor Landing:

Two storage cupboards, mega flow tank, radiator, doors leading to bedrooms two, three and four, dressing area and family bathroom. Two double glazed windows to front.

Bedroom Two:

14' 2" max x 11' 7" max (4.32m max x 3.53m max)
Double glazed window to rear, fitted wardrobes, radiator.

En-Suite Shower Room:

Fitted with a suite to comprise: Shower, wash hand basin and w.c. Partly tiled, radiator, window to side aspect.

Bedroom Three:

14' 2" max x 13' 3" max (4.32m max x 4.04m max)
Double glazed window to rear and side aspects, radiator, fitted wardrobe.

Bedroom Four:

14' 3" max x 9' 7" max (4.34m max x 2.92m max)
Double glazed window to rear, radiator.

Dressing Room:

9' 5" max x 9' max (2.87m max x 2.74m max)
Double glazed window to front, radiator, stairs rising to second floor master bedroom with under stairs storage.

Family Bathroom:

Fitted with a suite to comprise: Bath, wash hand basin and w.c. Partly tiled, shaver point, double glazed window to front and side.

Main Bedroom:

27' 3" x 13' 1" (8.31m x 3.99m)
Double glazed door to Juliet balcony, radiator, sky lights, feature wall mounted electric fire, door to storage cupboard, door to en-suite.

En-Suite:

Fitted with a suite to comprise: Free standing bath, wash hand basin and w.c. Extractor fan, radiator, partly tiled, sky lights.

Annexe:

20' 10" max x 13' 3" max (6.35m max x 4.04m max)
Electric wall heater, sky light, double doors to garden, kitchen with sink and fully tiled shower room, with w.c., extractor fan and double glazed window to side.

Outside:

Double Garage:

With electric door to one side, up and over door, light and power,

Rear Garden:

Partly laid to lawn with decking area, outdoor tap, access to front.



Ground Floor



Second Floor



First Floor



Annex



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to
Cadeby Court,
Broughton Milton Keynes

- MODERN DEVELOPMENT
- SPACIOUS FAMILY HOME WITH ANNEXE
- THREE RECEPTION ROOMS
- FOUR BATHROOMS/ENSUITES
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: C

guide price

£625,000



view this property online [brownandmerry.co.uk/Property/NPL107032](https://www.brownandmerry.co.uk/Property/NPL107032)



Property Ref:
NPL107032 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01908 611242



newportpagnell@brownandmerry.co.uk



74A High Street, Newport Pagnell, MILTON
KEYNES, Buckinghamshire, MK16 8AQ



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)