



Felsted, Caldecotte MILTON KEYNES MK7 8FE

welcome to

Felsted, Caldecotte MILTON KEYNES

A spacious, executive 4 bedroom home benefiting from a lakeside position and panoramic views over Caldecotte Lake with private terrace and balconies. Offering a wealth of accommodation including master and guest suites, a cinema room & secure underground parking with lockable storage area

Entrance Hall

Entrance door. Stairs to first floor. Wood effect flooring. Under stairs storage cupboard. Radiator. Door to dining room and kitchen/breakfast room.

Cloakroom

Two piece suite comprising concealed cistern wc and floating wash hand basin over vanity unit. Extractor fan. Heated towel rail. Display nook with spotlights above. Ceramic tiled splashbacks & flooring

Dining Room / Pool Room

12' 2" x 14' 5" (3.71m x 4.39m)
Double glazed window to front aspect. Wood effect flooring. Radiator.

Kitchen / Breakfast Room

16' 7" x 15' 2" (5.05m x 4.62m)
Twin double glazed window to rear aspect. French doors leading to a split level terrace overlooking Caldecotte Lake with private access to the lakeside. Double glazed window to rear aspect. Fitted with a range of wall and base units with granite work surfaces and a fitted Neff double oven. Incorporating sink with mixer tap. Central island with base units, granite work surface, ceramic hob and a canopy extractor above. Freestanding American style fridge freezer. Tiled flooring. Inset spot lights.

First Floor

Stairs to second floor. Double built in airing cupboard. Telephone entry phone. Door to cinema/entertainment room and lounge

Lounge

17' x 14' 8" (5.18m x 4.47m)
Two sets of double glazed French doors to balcony overlooking Caldecote Lake. Telephone point.

Television point. Two radiators. Four contemporary ceiling lights. Carpet.

Cinema / Entertainment Room

13' 10" x 17' 9" (4.22m x 5.41m)
French doors to Juliet balcony. Two radiators. Television point. Double glazed window to front aspect. Optoma projector HD4K with remote control 3m x 2m screen. HD2SI DLP projection display. Wood effect flooring

Second Floor

Radiator. Telephone entry phone. Stairs to third floor.

Guest Bedroom With En-Suite

Irregular Shaped Room 16' 5" max x 14' 8" max (5.00m max x 4.47m)
Twin double glazed window to rear aspect overlooking Caldecotte lake. Radiator x2. Fitted wardrobes. Door to en-suite.

En-Suite

Three piece suite comprising glass double shower cubicle with shower, low level wc and wash hand basin inset vanity unit. Heated towel rail. Shaver point. Extractor fan. Inset lights. Wood effect flooring.

Bedroom 4

12' 6" x 8' 9" (3.81m x 2.67m)
Double glazed window to front aspect. Radiator. Fitted wardrobes.

Bedroom 3

9' x 15' 10" (2.74m x 4.83m)
Double glazed window to front aspect. Radiator. Fitted wardrobes & drawers. Carpet.





Third Floor

Telephone entry phone. Door to master bedroom.

Master Suite

Irregular Shaped Room 17' 3" Max x 9' 4" Min (5.26m Max x 2.84m)

Irregular shaped room (17' 3" x 9' 4" minimum). Fitted wardrobes with dressing area and inset lighting above, integrated fridge and entertainment station. Steps up to patio doors out to balcony with views of Caldecote lake. Carpet. Radiator. Eaves storage. Restricted ceiling height. Door to en-suite bathroom.

En-Suite Bathroom

Panelled Jacuzzi corner bath with changeable colour mood lighting, wall mounted shower attachment and TV. Tiled splash backs. Laminate flooring. Close coupled WC. Floating vanity unit with ceramic sink and chrome mixer tap. Spotlights. Heated towel rail. Shaver point.

External

Split level terrace to the ground floor with direct access to the lake. Balcony to the first and third floors. Underground lockable storage unit.

Parking

Lockable underground parking space with private security gate.

Agents Note:

We have been advised that this property is leasehold with 984 years remaining & annual ground rent/service charges of £901.00 payable to Warwick Estates. We have not inspected a copy of the lease and prospective buyers are advised to check the current position and terms through their own solicitor.



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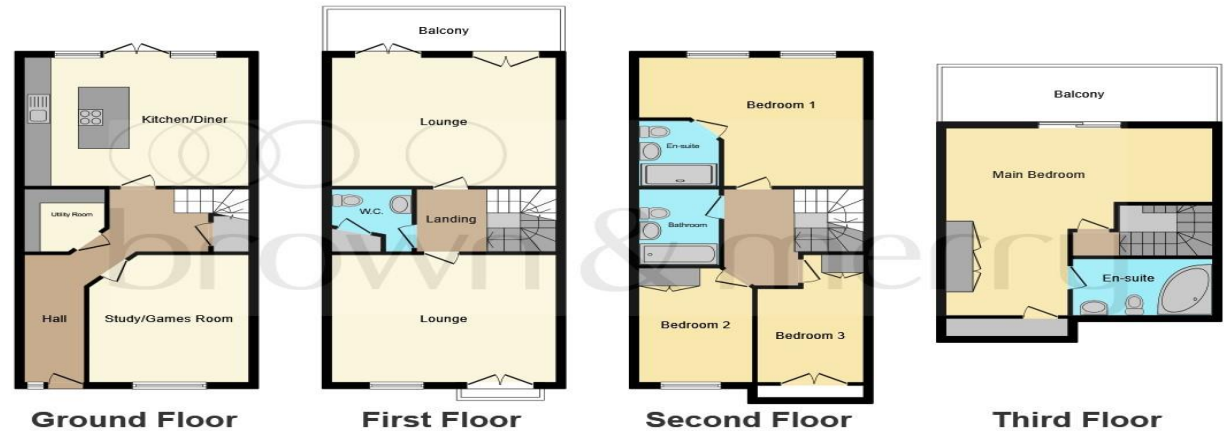
welcome to

Felsted, Caldecotte MILTON KEYNES

- 4 Bed EXECUTIVE Town House
- Stunning VIEWS of the Lake
- Balconies and Terrace
- CINEMA / Entertainment Room
- Primary Suite With En-suite Bathroom and Dressing Area

Tenure: Leasehold EPC Rating: C

£875,000



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:
WOS104870 - 0010

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.


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