

Cauldwell

PROPERTY SERVICES



3 Minorca Grove, Milton Keynes, MK5 7FU

£575,000

CAULDWELL are delighted to offer for sale this generous four-bedroom, three bathroom (two en-suites) detached family home, situated within the desirable, well-established area of Shenley Brook End, on the sought-after western side of Milton Keynes. Offered for sale with no upper chain.

This well-proportioned property offers spacious and versatile accommodation throughout, making it an ideal home for growing families. The ground floor comprises a welcoming entrance hall, a comfortable living room, a separate dining room ideal for entertaining, and a well-appointed kitchen/breakfast room providing ample storage and workspace, with the addition of a water softener. There is also a utility room and a downstairs cloakroom. A particular feature of the home is the impressive insulated conservatory with a tiled roof and underfloor heating, creating a superb additional living space that can be enjoyed all year round while overlooking the rear garden.

To the first floor there are four generous and well-proportioned bedrooms, with two of the bedrooms benefiting from their own en-suite facilities and fitted wardrobes. A family bathroom with Jacuzzi style bath serves the remaining bedrooms, completing the accommodation on this level.

Outside, the property enjoys a private and secluded rear garden, providing an excellent space for relaxation and entertaining. To the front there is a substantial driveway offering ample off-road parking, along with

ENTRANCE HALL

Stairs to first floor. Understairs storage cupboard. Door to cloakroom, dining room, kitchen/breakfast room. Coving to skimmed ceiling. Radiator. Frosted double glazed window to front.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Skimmed ceiling. Extractor.

LIVING ROOM 22'6" x 12'1" (6.86 x 3.69)

Double doors to conservatory. Double glazed window to front. Feature fireplace and surround. Radiator. Projector.

CONSERVATORY/ LIVING ROOM 10'9" x 16'6" (3.30 x 5.03)

Insulated roof. Brick built UPVC double glazed construction. Tiled flooring with electric underfloor heating. Double glazed French doors to rear. Power and light. Double glazed sky light with insulated tiled roof. Inset lighting.

KITCHEN/BREAKFAST ROOM 14'0" x 10'0" (4.27 x 3.07)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Water softener. Built in oven, four ring hob and extractor hood. Wall mounted boiler. Built in dishwasher. Tiled flooring. Built in under counter fridge. Two double glazed windows to rear. Radiator. Splash back tiling. Skimmed ceiling. Door to utility room.

UTILITY ROOM

Wall and base units with worksurfaces incorporating sink drainer. Plumbing for washing machine. Space for fridge freezer. Tiled flooring. Radiator. Skimmed ceiling. Extractor. Door to insulated conservatory.

DINING ROOM 11'0" x 9'1" (3.36 x 2.78)

Double glazed window to front. Radiator. Coving to skimmed ceiling.

FIRST FLOOR LANDING

Doors to all rooms. Access to loft. Radiator.

BEDROOM ONE 12'1" x 10'0" (3.7 x 3.07)

Four door built in wardrobe. Double glazed window to front. Radiator. Skimmed ceiling. Door to ensuite

ENSUITE

Three piece suite comprising shower cubicle with wall mounted shower, wash hand basin and low level wc. Radiator. Frosted double glazed window to front.

BEDROOM TWO 11'0" x 9'2" (3.37 x 2.81)

Double glazed window to front. Radiator. Skimmed ceiling. Wardrobe with sliding doors. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Radiator. Frosted double glazed window to rear. Skimmed ceiling. Extractor.

BEDROOM THREE 11'5" x 9'9" (3.48 x 2.98)

Double glazed window to front. Radiator. Skimmed ceiling

BEDROOM FOUR 9'2" x 7'8" (2.81 x 2.36)

Double glazed window to rear. Radiator. Skimmed ceiling.

BATHROOM

Re-fitted three piece suite comprising panelled bath with Jacuzzi and shower attachment, low level wc and wash hand basin. Frosted double glazed window to rear. Part tiled walls. Heated towel rail.

REAR GARDEN

Enclosed and laid mainly to lawn with fence surround and brick wall. Gated side access.

SINGLE GARAGE

Up and over door. Double length driveway.

FRONT GARDEN

Laid to pebbles. Storm porch over front door.

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.

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.

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

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.

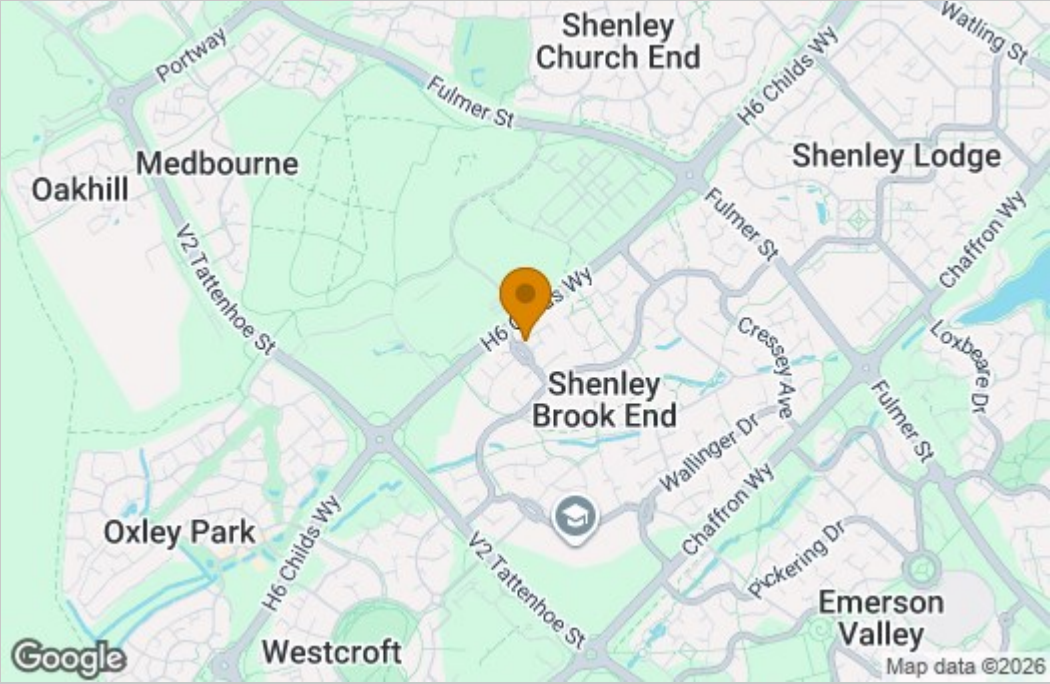
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Floor Plan

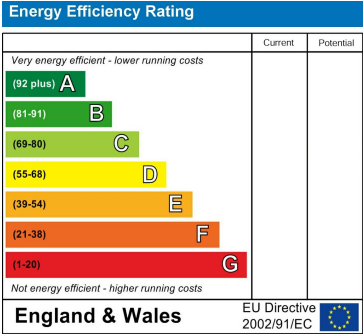


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Area Map



Energy Efficiency Graph



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.