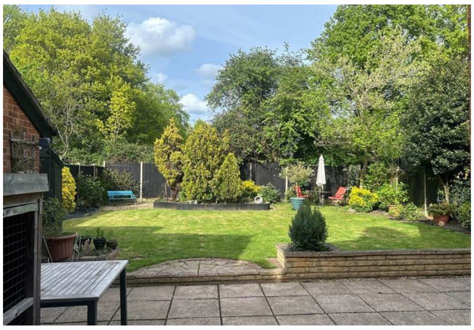
Cauldwell

PROPERTY SERVICES



30 Kincardine Drive, Milton Keynes, MK3 7PG

£499,995

This exceptional and incredibly modern four-bedroom detached family home is ideally positioned within a peaceful cul-de-sac in the ever-popular area of Bletchley, offering spacious and versatile accommodation perfectly suited to contemporary family living.

The property boasts a superb open-plan layout, with a bright and airy living space that seamlessly flows into a stylish kitchen/dining area—creating the ideal environment for both everyday living and entertaining. The generous proportions throughout ensure a real sense of space and light.

To the first floor, there are four well-proportioned bedrooms, including a principal bedroom benefiting from an en suite, alongside a modern family bathroom—ideal for growing families or those requiring flexible work-from-home space.

Externally, the property truly excels, featuring an incredibly large and private rear garden—perfect for children, outdoor entertaining, or simply enjoying the warmer months. To the front, there is ample off-street parking for up to four vehicles, in addition to a single garage.

ENTRANCE HALL
Front entrance door. Stairs to first floor. Internal doors to kitchen/family/dining room. Door to living room and cloakroom. Understairs storage cupboard. Coving to skimmed ceiling. Two frosted double glazed windows to front. Two radiators. Door to rear garden.

CLOAKROOM
Re-fitted two piece suite comprising low level wc and wash hand basin with cupboard. Frosted double glazed window to rear. Skimmed and coved ceiling. Radiator. Tiled flooring.

KITCHEN/FAMILY/DINING ROOM 29'10" x 9'6" (9.10 x 2.91)
Re-fitted with a range of wall and base units with Quartz worksurfaces incorporating one and half bowl sink drainer Built in double oven. five ring gas hob and feature extractor hood. Built in dishwasher and washing machine. Space for American style fridge freezer Triple aspect with box bay double glazed window to front. double glazed window to side and double glazed French doors to rear. Coving to skimmed ceiling with inset lighting. Tiled flooring Radiator.

LIVING ROOM 10'9" x 18'0" (3.30 x 5.51)
Dual aspect with box bay double glazed window to front. Sliding double glazed doors to rear. Two radiators. Feature fireplace and surround. Tiled flooring

FIRST FLOOR LANDING
Doors to upstairs rooms. Double glazed window to rear. Coving to skimmed ceiling. Radiator.

BEDROOM ONE 18'0" x 9'8" (5.51 x 2.97)
Double glazed window to front. Radiator. Coving to skimmed ceiling. Two radiators. Door to ensuite.

ENSUITE
Three piece suite comprising double tiled shower cubicle and wall mounted shower, low level wc and wash hand basin with drawers. Frosted double glazed window to side. Skimmed ceiling with inset lighting. Extractor. Heated towel rail.

BEDROOM TWO 10'1" x 11'0" (3.09 x 3.36)
Double glazed window to front. Radiator.

BEDROOM THREE 7'7" x 7'7" (2.32 x 2.33)
Double glazed window to front. Radiator.

BEDROOM FOUR 9'3" x 6'8" (2.83 x 2.04)
Double glazed window to front. Radiator. Loft access.

BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Heated towel rail. Two frosted double glazed windows to rear. Part tiled walls. Tiled flooring.

REAR GARDEN
An enclosed and secluded rear garden with wooden fence surround and patio area. Gated side access.

FRONT GARDEN
Block paved driveway with parking for a number of cars.

SINGLE GARAGE
Up and over door. Power and light.

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.

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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.

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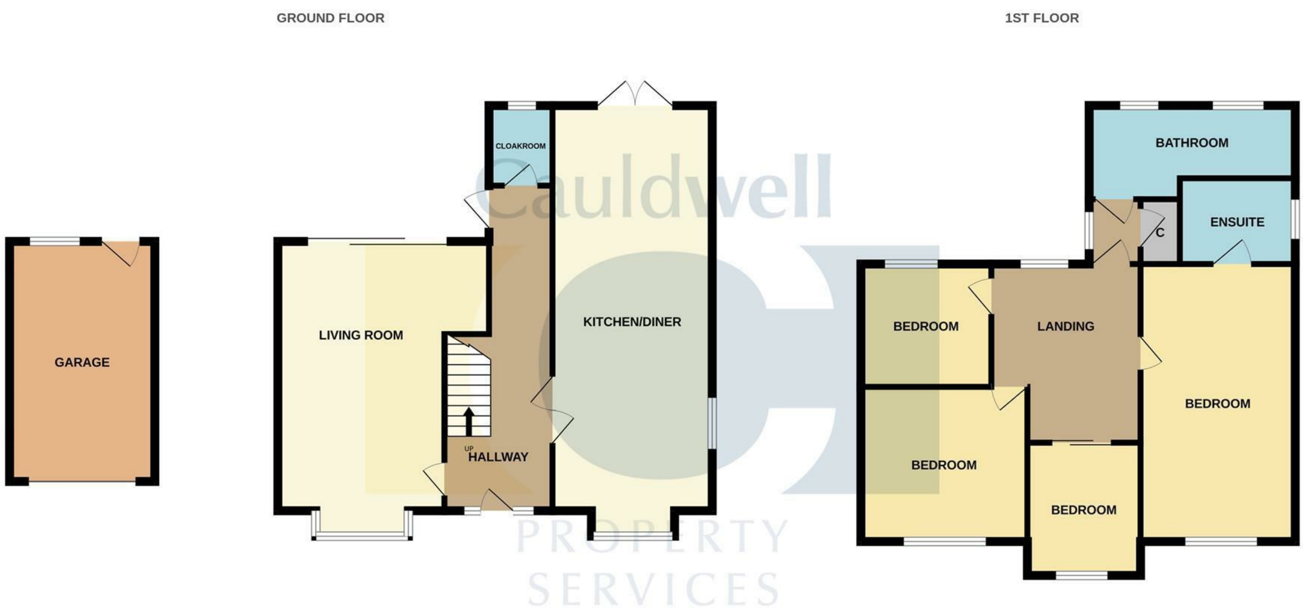
Floor Plan



TOTAL FLOOR AREA : 1173sq.ft. (109.0 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 operability or efficiency can be given.
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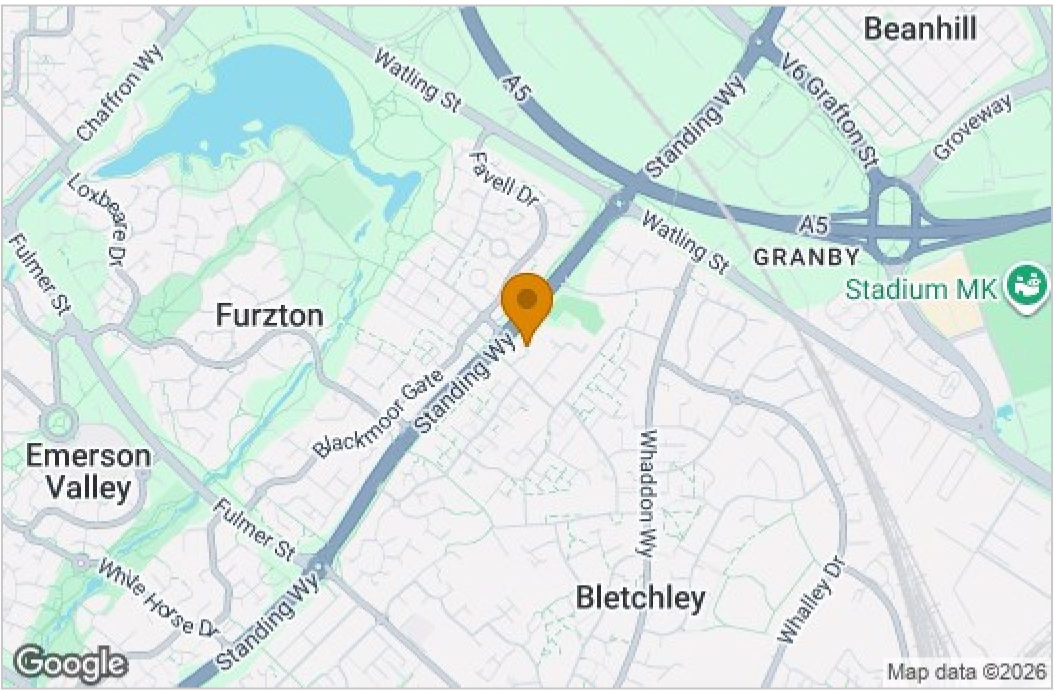
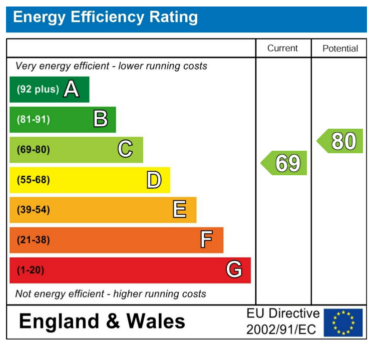
Area Map



Energy Efficiency Graph



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