



# Cauldwell

PROPERTY SERVICES



## 2 Digby Croft

Middleton, Milton Keynes, MK10 9JX

£439,995



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## ENTRANCE HALL

Front entrance door. Stairs to first floor. Door to kitchen, living room and cloakroom. Radiator.

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin.

## LIVING ROOM

10'2" x 14'4" (3.12 x 4.39)

Double glazed window to front. Radiator. Double doors to dining room.

## DINING ROOM

8'5" x 10'11" (2.58 x 3.35)

Double glazed French doors to rear. Radiator. Coving to skimmed ceiling. Door to kitchen,

## KITCHEN

10'10" x 19'0" (3.32 x 5.8)

'L' shaped room

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Built in Range cooker and five ring hob with extractor hood. Plumbing for washing machine. Space for American style fridge freezer. Door to bedroom four/study/family room.

## BEDROOM FOUR/STUDY/FAMILY ROOM

16'3" x 7'10" (4.96 x 2.41)

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

## FIRST FLOOR LANDING

Doors to upstairs rooms. Loft access. Radiator. Airing cupboard.

## BEDROOM ONE

9'10" x 12'10" (3.01 x 3.93)

Double glazed window to front. Radiator. Three door cupboard. Door to ensuite.

## ENSUITE

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Shaver point. Extractor. Skimmed ceiling. Inset lighting. Frosted double glazed window to side.

## BEDROOM TWO

8'2" x 18'4" (2.50 x 5.61)

Double glazed window to front. Radiator. Skimmed ceiling.

## BEDROOM THREE

11'4" x 9'4" (3.47 x 2.87)

Double glazed window to rear. Radiator.

## BATHROOM

Three piece suite comprising panelled bath, low level wc and wash hand basin. Splash back tiling. Frosted double glazed window to rear. Part tiled walls. Radiator. Skimmed ceiling to inset lighting.

## REAR GARDEN

Enclosed rear garden, laid mainly to lawn with wood fence surround and patio area, Gated side access. Outside light and tap.

## FRONT GARDEN

Laid to lawn. Path to front door with storm porch over.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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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.



## Road Map



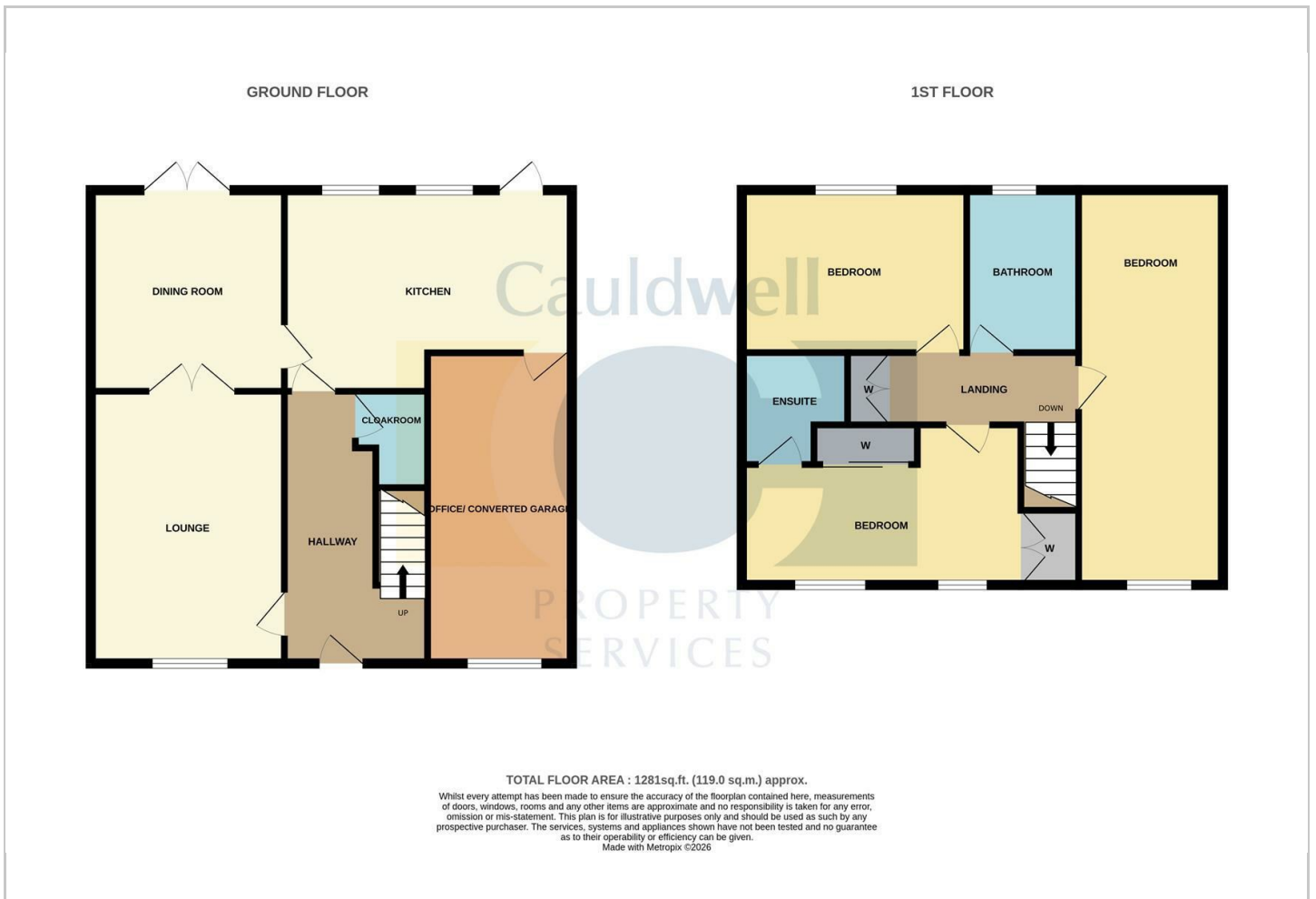
## Hybrid Map



## Terrain Map



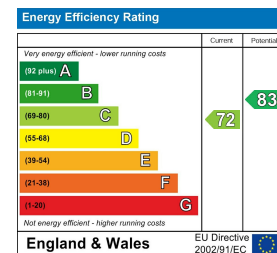
## Floor Plan



## Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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