



# Cauldwell

PROPERTY SERVICES



## 133 Studley Knapp, MK7 7NF

**£334,995**

This well-proportioned three-bedroom family home offers a perfect blend of space and comfort across three thoughtfully designed floors.

As you enter, you are welcomed by an entrance hall that sets the tone for the rest of the house. The ground floor features a bright and airy lounge dining room, ideal for both relaxation and entertaining. This inviting space flows seamlessly into a fitted kitchen, complete with ample storage and work surfaces, making meal preparation a joy. Adjacent to the lounge is a delightful conservatory, providing a tranquil spot to enjoy the garden views year-round.

Moving to the first floor, you'll find two generously sized double bedrooms, each offering plenty of natural light and storage options. These rooms are perfect for family members or guests and share a well-appointed bathroom that combines style and functionality. The second floor boasts a spacious master bedroom, offering a private retreat with ample room for relaxation and personalization.

Situated in the South East corner of Milton Keynes this development is in close proximity to Junction 13 of the M1 and the A5 junction. There is also a local centre with a convenience shop, pharmacy, community shop, pub/restaurant, Indian restaurant, vets, nurse and also a local shop at the other end of the estate. For those who like the outdoors Caldecotte lake is in the neighbouring area of Walton Park and you can also walk along Caldecotte Brook in the other direction.

## **ENTRANCE**

Entrance through front door into entrance hall. Door through to kitchen dining room.

## **LIVING/DINING ROOM**

Two radiators. Stairs to first floor landing. Double doors to conservatory. Door to kitchen.

## **KITCHEN**

Fitted with a range of wall and base units. Work surfaces incorporating a sink and drainer with mixer tap. Integrated oven with four ring gas hob and extractor over. Integrated dishwasher. Plumbing for washing machine and space for fridge freezer. Double glazed window to the front aspect.

## **CONSERVATORY**

Double glazed French doors to the rear garden. Double glazed windows at all aspects. Two radiators.

## **FIRST FLOOR LANDING**

Door to bedrooms two and three and family bathroom. Stairs leading to second floor.

## **BEDROOM TWO**

Double glazed window to the side aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to the side aspect. Radiator.

## **BATHROOM**

Frosted double glazed window to the front aspect. Three piece suite. Panelled bath with shower attachment and mixer tap. Low level wc, wash hand basin with mixer tap. Tiled floor. Tiled walls. Chrome towel rail.

## **BEDROOM ONE**

Stairs from first floor. Double glazed window to the front aspect. Radiator.

## **REAR GARDEN**

Enclosed rear garden laid to shingle with patio area. Wooden fence panel surround.

## **FRONT**

Shingle area. Pathway to front door. Allocated parking for two cars.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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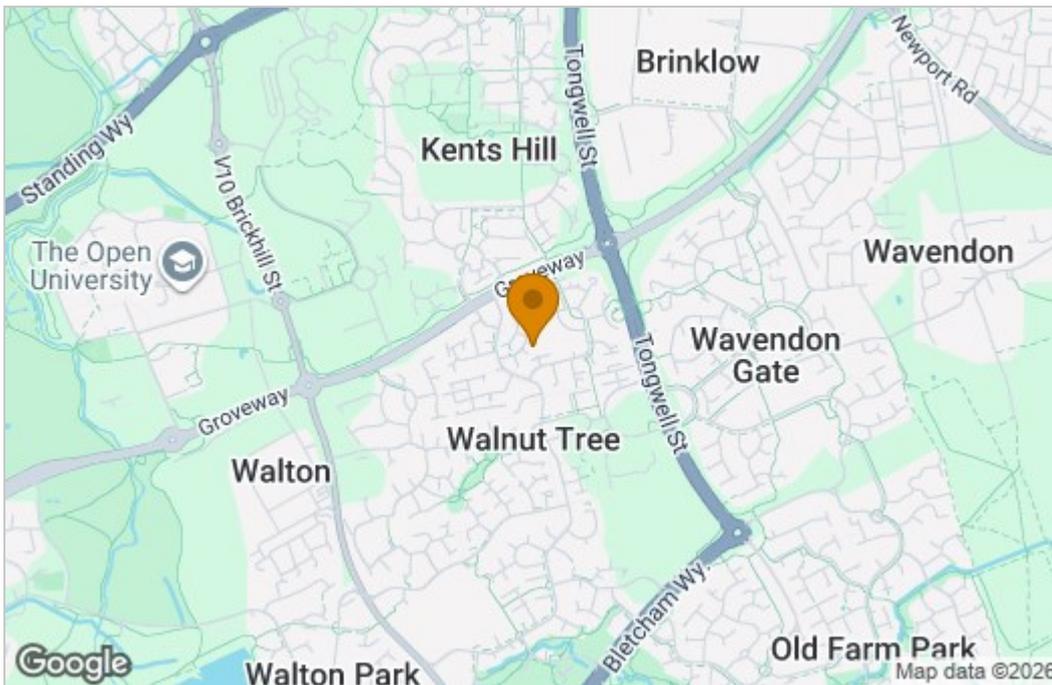
# Floor Plan



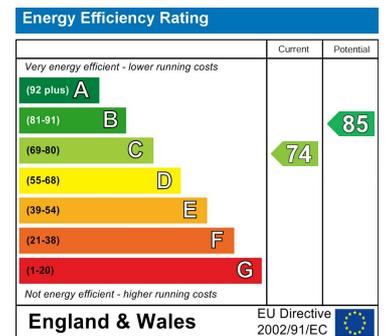
TOTAL FLOOR AREA : 947sq.ft. (88.0 sq.m.) approx.

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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