Cauldwell

PROPERTY SERVICES

10 Bala Lake Crescent

Broughton, Milton Keynes, MK10 7BB

Asking Price £535,000

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ENTRANCE HALL

Accessed via a secure composite front door with Ring doorbell. Laminated flooring, radiator, and staircase rising to the first floor. Doors lead to the W/C, lounge and kitchen/diner.

KITCHEN DINING & FAMILY ROOM

28'1" x 9'8" (8.57 x 2.97)

A well-appointed kitchen with dual radiators, tiled flooring, electric double oven, four-burner gas hob with extractor hood, stainless steel sink with mixer tap, integrated fridge/freezer and dishwasher, dark composite worktops and a range of wall and base units. Double glazed windows to front and two to side, double glazed French doors open onto the rear garden, with a door leading to the utility room.

UTILITY ROOM

6'6" x 5'2" (2 x 1.60)

Fitted units with stainless steel sink and mixer tap, space for appliances, radiator and ceiling light. Rear door with lockable cat flap provides access to the garden.

LIVING ROOM

18'1" x 10'6" (5.52 x 3.21)

A generous and bright living room featuring fitted carpet, dual radiators, a wall-mounted Mitsubishi air conditioning unit (with heating function), double glazed window to the front aspect and double glazed French doors opening onto the rear garden.

CLOAKROOM

Low-level W/C, wall-mounted wash basin with mixer tap, tiled splashback, extractor fan, radiator and useful under-stairs storage.

FIRST FLOOR LANDING

Carpeted landing with radiator, window to rear aspect and access to the family bathroom, airing cupboard, principal bedroom and bedroom four. Stairs rise to the second floor.

BEDROOM 1

18'2" x 10'9" (5.56 x 3.29)

A spacious dual-aspect bedroom with fitted carpet, built-in wardrobes and overhead storage, dual radiators, ceiling fan and Mitsubishi air conditioning unit. Door to en-suite.

EN-SUITE

7'1" max x 5'9" (2.17 max x 1.77)

Fully tiled with shower cubicle, pedestal wash basin, low-level W/C, heated towel rail, extractor fan and opaque window to the front.

BEDROOM 4

11'0" x 9'11" (3.37 x 3.03)

A comfortable bedroom with fitted carpet, built-in wardrobe, radiator and double glazed windows to the front and side aspects.

BATHROOM

6'9" x 6'3" (2.07 x 1.92)

Double glazed obscure windows to side and rear, a fitted suite comprising bath with mixer tap and mains shower, fitted glass shower screen, hand wash basin with mixer tap, close coupled wc, extractor fan, heated towel rail.

SECOND FLOOR LANDING

Carpeted landing with radiator and Velux window providing excellent natural light. Doors to bedrooms two and three and the shower room.

BEDROOM 2

15'8" max x 13'11" max (4.79 max x 4.26 max)

A generous bedroom with fitted carpet, radiator, window to front aspect and Velux roof window to rear.

BEDROOM 3

13'6" x 10'7" (4.14 x 3.25)

maximum measurement, measured into the recess.
Carpeted bedroom with built-in wardrobe and drawers, radiator, window to front aspect and loft access.

SHOWER ROOM

Comprising shower cubicle, pedestal wash basin, low-level W/C, towel radiator, tiled splashbacks and Velux roof window.

OUTSIDE

Rear Garden: A private and enclosed rear garden featuring artificial lawn, paved patio and dedicated decking area, ideal for outdoor dining and entertaining. Additional features include an outside tap, garden shed, side access to the garage and gated access to the driveway.

Garage and driveway: Hardstanding driveway and single garage with up-and-over door, providing parking for up to two vehicles, along with ample on-street parking nearby.

1. Measurements

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.

3. Mortgage

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.

4. Solicitors

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

5. Anti Money Laundering Verification checks

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.

6. Photography

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.

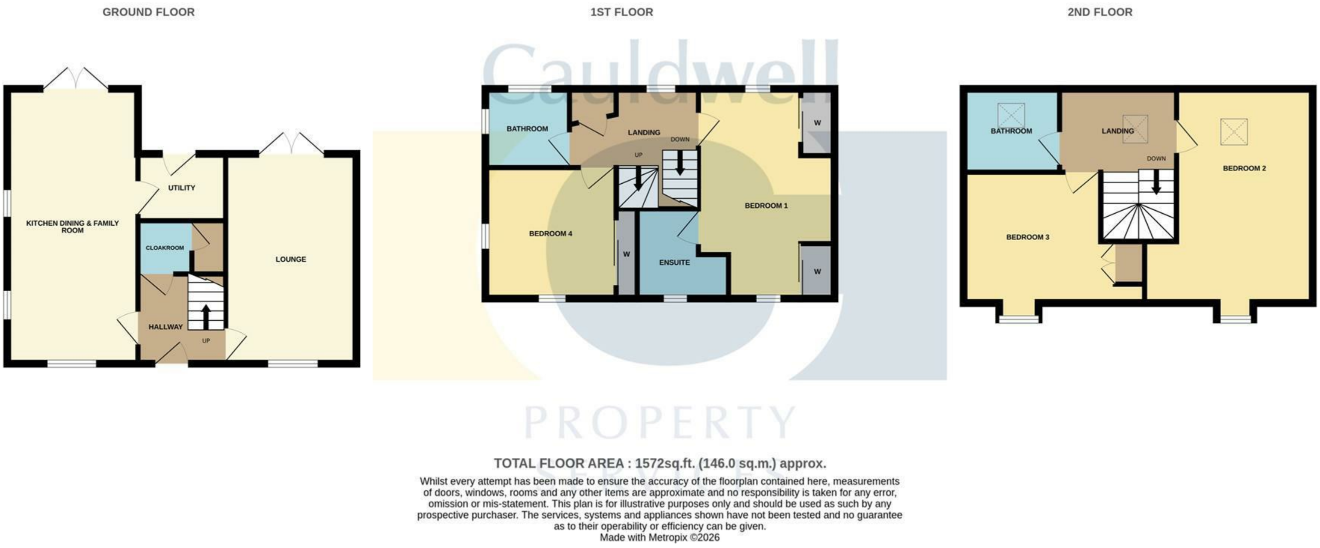



Road Map

Hybrid Map

Terrain Map

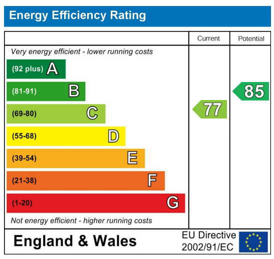
Floor Plan



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



The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk