Cauldwell
PROPERTY SERVICES

5 Friesland Avenue, Milton Keynes, MK8 1DX

£439,995

This stunning, well-presented family home offers bright and spacious accommodation throughout.

The property features a light and airy lounge with a charming bay window, and a modern kitchen/diner complete with integrated appliances and a useful utility/cloakroom. Upstairs, the open landing leads to three generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

AGENTS NOTE. The homeowner is interested in selling the majority of the furniture for approximately £5,000.

Outside, there is an attractive, low-maintenance rear garden, along with a large driveway providing parking for two vehicles and an additional parking space to the front.

A home full of character and warmth — early viewing is highly recommended.

Situated within the highly desirable Whitehouse Park development, the property also falls within an excellent school catchment area and offers convenient access to local amenities and green spaces.

ENTRANCE HALL
Front entrance door. Stairs to first floor. Understairs storage area. Door to lilving room, kitchen/diner and utiltiy cloakroom. Radiator. Skimmed ceiling.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Radiator. Skimmed ceiling Extractor. Understairs storage cupboard. Built in washing machine. Skimmed ceiling Radiator.

KITCHEN/DINING ROOM 10'9" x 18'1" (3.30 x 5.53)
Double glazed bay window to front aspect. Double glazed window to side. Double glazed French doors to side. Fitted with a range of soft close wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built double oven and four ring hob with extractor hood. Built in fridge freezer and dishwashser. Skimmed ceiling. Under unit lighting. Two double panelled radiators.

LIVING ROOM 18'0" x 10'10" (5.49 x 3.32)
Double glazed bay window to front and double glazed window to side. Two double panelled radiators. Skimmed ceiling.

FIRST FLOOR LANDING
Doors to all rooms. Double glazed window to front. Radiator. Skimmed ceiling.

BEDROOM ONE 12'0" x 11'7" (3.67 x 3.55)
Double door built in wardrobe. Double glazed window to front. Double panelled radiator. Skimmed ceiling.

ENSUITE
Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin, Frosted double glazed window to side. Inset lighting. Extractor. Tiled flooring Heated chrome towel rail. Shaver point.

BEDROOM TWO 10'11" x 11'0" (3.33 x 3.36)
Double glazed bay window to front. Double panelled radiator. Skimmed ceiling.

BEDROOM THREE 6'10" x 10'11" (2.10 x 3.33)
Double glazed window to side Double panelled radiator. Skimmed ceiling.

BATHROOM
Double glazed Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Heated towel rail. Part tiled walls. Tiled flooring,. Skimmed ceiling. Inset lighting. Extractor.

REAR GARDEN
Enclosed rear garden, laid mainly to lawn with brick and wooden fence surround. Gated side access. Patio area.

FRONT GARDEN
Block paved driveway with parking for several vehicles Outside lighting. Path to front door. Wrought iron fence surround.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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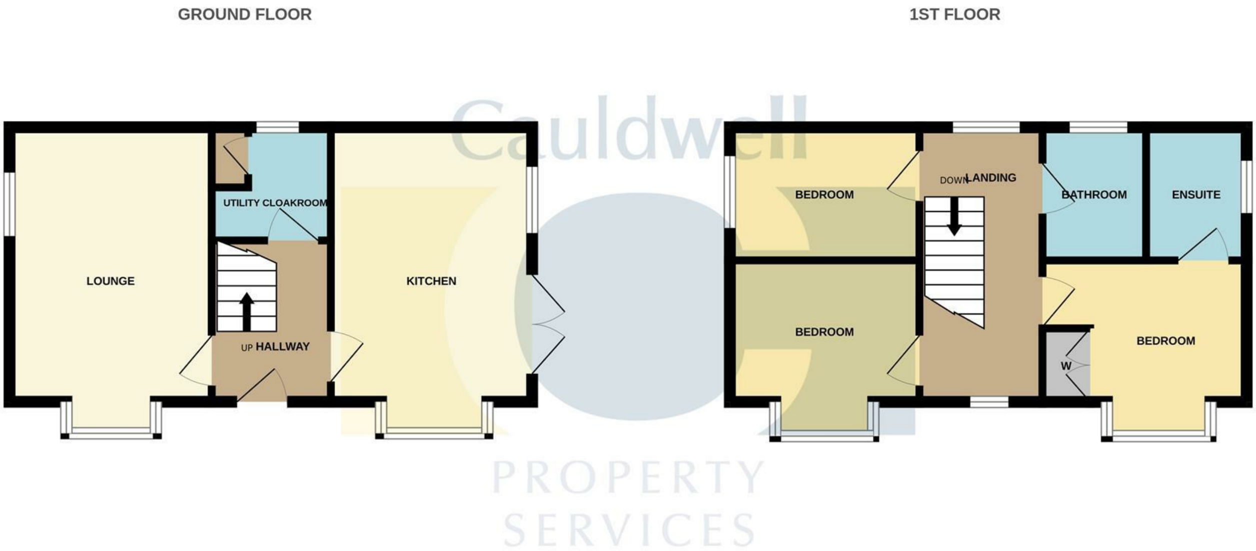
Floor Plan



TOTAL FLOOR AREA : 969sq.ft. (90.0 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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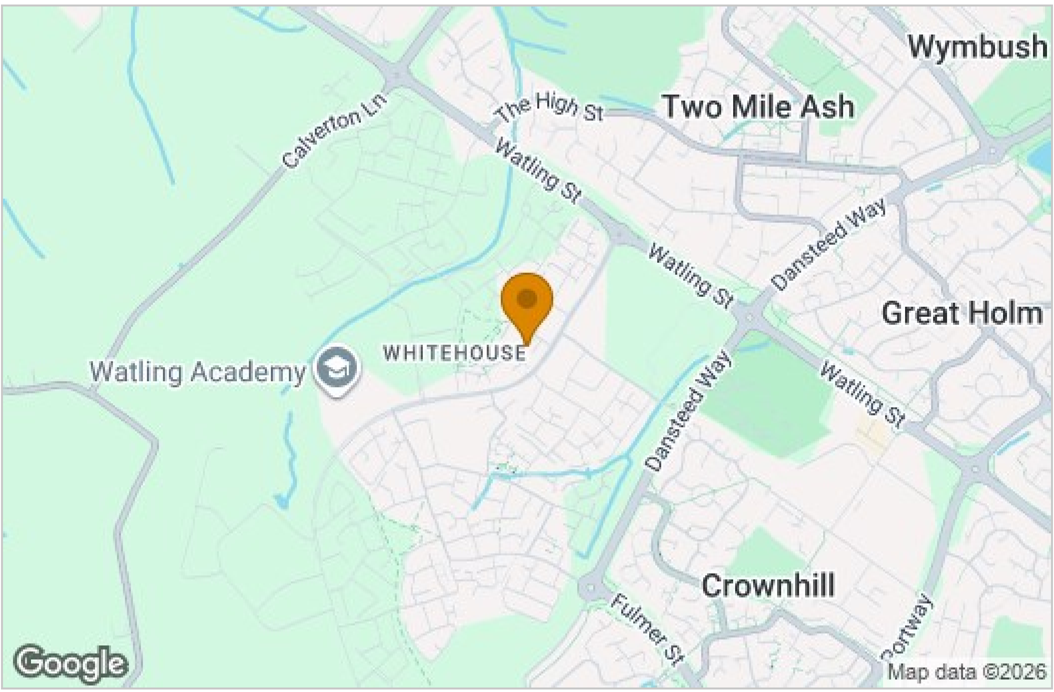
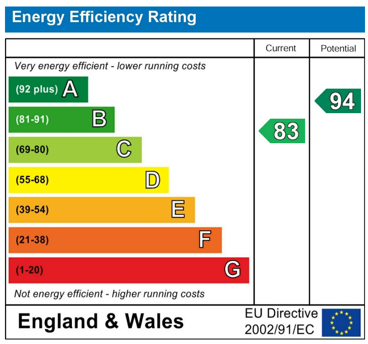
Area Map



Energy Efficiency Graph



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