

# Cauldwell

PROPERTY SERVICES



## 12 Ascot Place, Milton Keynes, MK3 5BB

### £489,995

Cauldwell Property Services are delighted to offer for sale this stunning four-bedroom detached family home, occupying an enviable position within the highly sought-after Racecourses development in Bletchley. Beautifully remodelled and upgraded by the current owners, this exceptional property offers stylish, high-quality accommodation throughout and is perfectly suited to modern family living.

The accommodation begins with a welcoming entrance hall leading to a refitted downstairs cloakroom. The heart of the home is the impressive remodelled, high-specification kitchen/breakfast room, featuring quality fitted units, integrated appliances and generous work surfaces. The kitchen flows seamlessly into the dining area, creating an ideal space for entertaining and everyday family life. The spacious living room provides a relaxing retreat, while the insulated conservatory/sunroom offers an additional reception area overlooking the beautifully maintained rear garden, allowing for year-round enjoyment.

To the first floor, the landing leads to four well-proportioned bedrooms. The principal bedroom benefits from a beautifully refitted en-suite shower room, while the remaining bedrooms are served by a luxurious refitted family bathroom finished to an equally high standard.

Externally, the property enjoys attractive front and rear gardens. The rear garden is a particular feature, being mature, secluded and offering an excellent degree of privacy, creating a wonderful outdoor space for entertaining, relaxing or family enjoyment.

## **ENTRANCE HALL**

Front entrance door. Stairs to first floor. Understairs storage cupboard. Door to cloakroom. Coving to skimmed ceiling. Feature radiator.

## **CLOAKROOM**

Re-fitted two piece suite comprising low level wc and wash hand basin. Tiled flooring and half tiled walls. Frosted double glazed window to front. Extractor. Cloak cupboard.

## **DINING ROOM 11'6" x 9'4" (3.53 x 2.86)**

Double glazed French doors to sun room. Double glazed windows to either side. Opening to kitchen. Feature radiator.

## **KITCHEN 16'1" x 7'9" (4.92 x 2.37)**

Re-fitted with a range of soft close wall and base units with composite worksurface incorporating sink drainer unit. Built in double oven, four ring induction hob and extractor hood. Built in slimline dishwasher and washer dryer. Carousel units. Double glazed window to front. Double glazed door to side. Built in microwave. Under unit lighting. Space for American style fridge freezer. Feature radiator. Skimmed ceiling with inset lighting.

## **SUN ROOM 20'2" x 6'9" to 8'10" (6.17 x 2.08 to 2.70)**

Brick built and UPVC double glazed construction with insulated roof. Sliding double glazed doors to rear. Skimmed ceiling with inset lighting. Two sky lights to rear. Power and lighting.

## **FIRST FLOOR LANDING**

Doors to upstairs rooms. Skimmed ceiling. Loft access. Airing cupboard housing boiler.

## **BEDROOM ONE 11'6" x 9'10" (3.53 x 3.00)**

Double glazed window to front. Radiator. Three built in cupboards. Coving to skimmed ceiling. Door to ensuite.

## **ENSUITE**

Re-fitted three piece suite comprising shower cubicle with wall mounted shower, low level wc and wash hand basin. Tiled flooring and walls. Skimmed ceiling with inset lighting. Extractor.

## **BEDROOM TWO 9'8" x 11'4" (2.97 x 3.47)**

Double glazed window to rear. Radiator. Skimmed ceiling.

## **BEDROOM THREE 9'11" x 11'4" (3.03 x 3.47)**

Double glazed window to rear. Radiator.

## **BEDROOM FOUR 10'8" x 7'8" (3.27 x 2.34)**

Double glazed window to front. Radiator. Skimmed ceiling.

## **BATHROOM**

Re-fitted three piece suite comprising panelled bath

with shower over, low level wc and wash hand basin in vanity surround. Heated towel rail. Under unit lighting. Tiled walls and flooring. Inset lighting. Extractor. Frosted double glazed window to side.

## **REAR GARDEN**

Enclosed secluded rear garden, laid mainly to lawn with patio area wooden fence surround and mature flower and shrub borders. Gated side access. Service door to garage.

## **FRONT GARDEN**

Double width block paved driveway leading to single garage with up and over door. Power and light. Storm porch and outside light.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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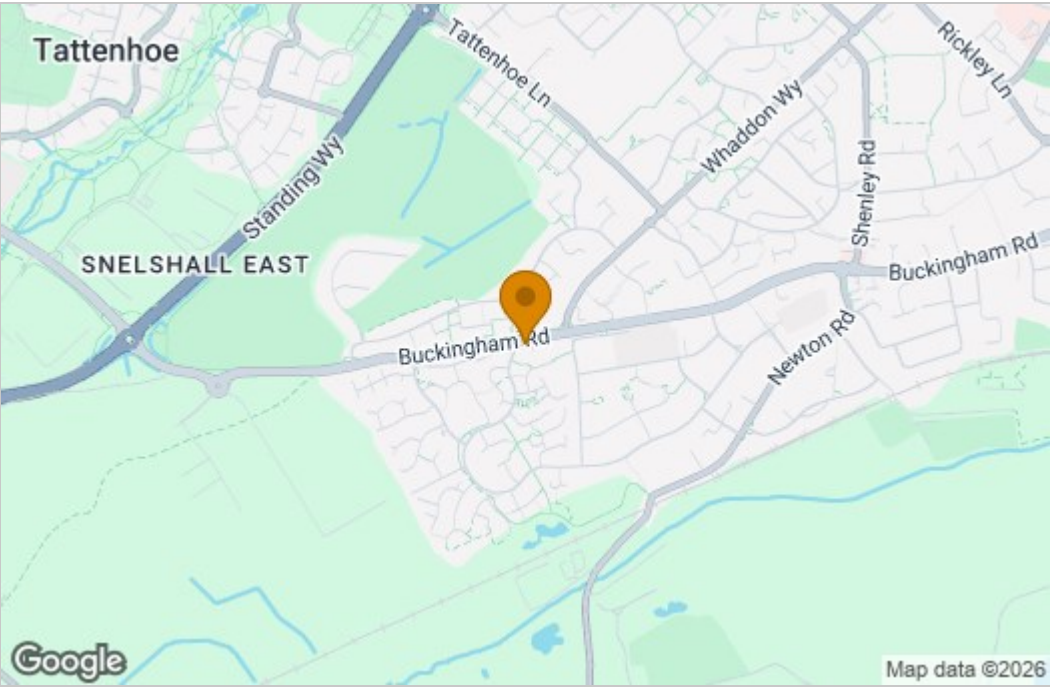
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Floor Plan

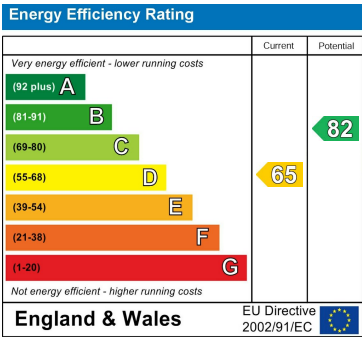


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Area Map



Energy Efficiency Graph



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