



# Cauldwell

PROPERTY SERVICES



## 16a Wallinger Drive, Milton Keynes, MK5 7BP Offers Over £399,995

Cauldwell are delighted to offer for sale this fabulous three-bedroom link-detached property is ideally positioned on a generous corner plot within the highly desirable area of Shenley Brook End.

The accommodation briefly comprises a welcoming entrance hall with a downstairs cloakroom and stairs rising to the first floor. Double doors lead into a well-proportioned lounge, which in turn opens via further double doors into a bright and airy kitchen/diner. The kitchen/diner benefits from patio doors opening directly onto the rear garden, making it an excellent space for both everyday living and entertaining.

Upstairs, the property offers three bedrooms, including a principal bedroom with built-in wardrobes and an en-suite shower room, a further double bedroom, a single bedroom, and a modern family bathroom.

Externally, the home enjoys an enclosed rear garden with direct access into the garage. To the front, there is driveway parking leading to the garage.

The property is available with no upper chain.

EPC Rating: C  
Council Tax Band: D

## **ENTRANCE HALL**

Stairs to first floor. Door to cloakroom. Double doors to living room. Radiator. Coving to skimmed ceiling.

## **LIVING ROOM 13'1" x 15'5" max (4.00 x 4.70 max)**

Double glazed window to front. Coving to skimmed ceiling. Double doors to kitchen/dining room. Radiator.

## **KITCHEN/DINING ROOM 16'3" x 10'4" (4.97 x 3.16)**

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Built in oven, four ring gas hob and extractor. Plumbing for washing machine. Space for dishwasher. Skimmed ceiling with inset lighting. Storage cupboard. Sliding double glazed doors to rear. Radiator.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Radiator. Frosted double glazed window to front.

## **FIRST FLOOR LANDING**

Doors to all rooms. Access to loft.

## **BEDROOM ONE 10'0" x 10'0" (3.05 x 3.07)**

Double door built in cupboard. Double glazed window to front. Radiator. Skimmed ceiling. Storage cupboard.

## **ENSUITE**

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin. Double glazed window to front. Skimmed ceiling. Part tiled walls.

## **BEDROOM TWO 8'9" x 9'2" (2.67 x 2.80)**

Double glazed window to rear. Radiator.

## **BEDROOM THREE 10'5" x 6'9" (3.18 x 2.08)**

Double glazed window to rear. Radiator. Skimmed ceiling. Built in cupboard.

## **BATHROOM**

Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Radiator. Frosted double glazed window to side. Shaver point. Extractor.

## **REAR GARDEN**

Enclosed rear garden, laid mainly to lawn with gated access and patio area Brick and wooden fence surround. Outside lighting and tap. Service door to garage.

## **GARAGE**

Up and over door.

## **FRONT GARDEN**

Laid to pebbles with hardstanding driveway and path to storm porch.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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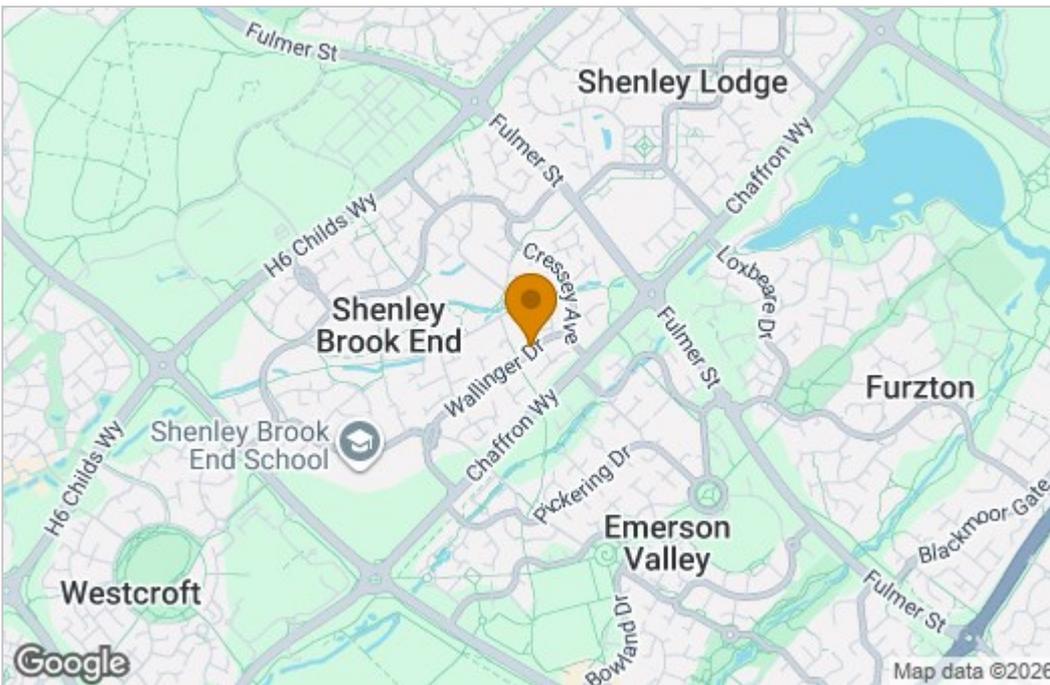
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# Floor Plan

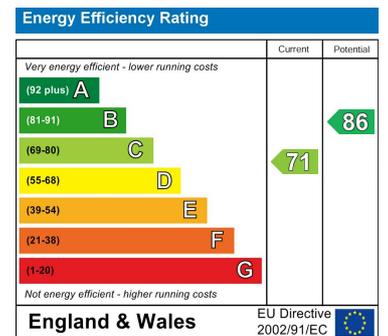


TOTAL FLOOR AREA : 850sq.ft. (79.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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