



Cauldwell

PROPERTY SERVICES



24 The Nortons

, Caldecotte, MK7 8HQ

£450,000



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ENTRANCE HALL

Stained glass door to front. Double glazed window to front. Radiator. Stairs to first floor landing.

CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising wash hand basin in vanity surround and close coupled wc. Radiator. Tiled flooring.

KITCHEN/DINER

16'2" x 8'10" (4.95 x 2.71)

Double glazed window to rear. Double glazed door and window to side. Fitted range of wall and base units with worksurfaces. Two double sink drainers and mixer tap. Electric oven. Fitted microwave. Plumbing for washing machine and dishwasher. Space for fridge freezer. Wall mounted central heating boiler. Radiator. LED lighting. Understairs storage cupboard Door to dining room.

DINING ROOM

10'0" x 9'3" (3.07 x 2.84)

Double glazed patio doors to rear. Radiator. Arch to living room.

LIVING ROOM

12'4" x 10'2" (3.78 x 3.11)

Double glazed bay window to front. Radiator. Television and internet points Radiator. Electric fireplace.

CONSERVATORY

10'8" x 9'10" (3.27 x 3.00)

Access via dining room. Double glazed window to rear and both sides. Double glazed French doors to side.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space. Airing cupboard.

BEDROOM ONE

10'7" x 10'4" (3.24 x 3.16)

Two double glazed windows to front. Radiator. Built in wardrobes with mirrored sliding doors.

ENSUITE

Double glazed obscure window to front. Three piece suite comprising walk in shower with rain fall head. wash hand basin in vanity surround and close coupled wc. Wall mounted cabinet. Heated towel rail. Extractor fan. Tiled walls and flooring

BEDROOM TWO

10'4" x 9'6" (3.16 x 2.91)

Two double glazed windows to rear. Radiator.

BEDROOM THREE

9'0" x 6'7" (2.75 x 2.02)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and shower over, close coupled wc and wash hand basin. Heated towel rail. Extractor fan. Tiled walls.

FRONT GARDEN

Laid to lawn with shingle stone bedding area and hedge borders.

GARAGE AND DRIVEWAY

Up and over door to front Personal door to rear garden. Driveway parking to front.

BRICK STORE ROOM

Connected to house. Gated door to front. Door to rear garden. Double glazed door to kitchen. Power and lighting. Radiator.

REAR GARDEN

Laid to lawn with rear width patio area with flower beds, borders and trees. Further patio area with outside power. Personal door to garage. Outside tap. Double gated access to front.

Tel: 01908 304480

POTENTIAL FOR EXTENSION

The seller has had planning permission (2023) for a double storey side extension, connecting to the garage and a loft conversion. The architects floor plans are linked to our pictures.

All measurements are approximate. 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.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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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.



Road Map



Hybrid Map



Terrain Map



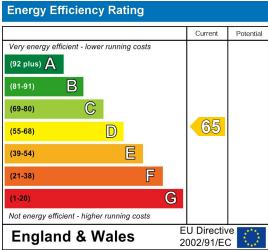
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.