



Cauldwell

PROPERTY SERVICES



18 Ince Way, Milton Keynes, MK4 4NP Offers Over £825,000

Cauldwell are delighted to bring to market this substantial five-bedroom detached family home, arranged over three impressive floors and located on the highly regarded Ince Way within the sought-after Kingsmead development.

Positioned on the south-western edge of Milton Keynes, Kingsmead enjoys a semi-rural setting with attractive countryside walks nearby, including access towards Whaddon Chase.

Ground Floor

The ground floor offers spacious and versatile accommodation comprising a welcoming entrance hallway, downstairs cloakroom, generous living room, separate dining room, fitted kitchen, study (ideal for home working) and a practical utility room.

First Floor

ENTRANCE HALL

Entrance door. Stairs to first floor. Understairs storage cupboard. Door to study, living room and cloakroom. Radiator. Skimmed ceiling.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Skimmed ceiling. Extractor.

LIVING ROOM 16'5" x 11'0" (5.02 x 3.37)

Double glazed window to front. Two radiators. Skimmed ceiling.

KITCHEN/DINING/FAMILY ROOM

KITCHEN AREA 22'9" x 10'0" (6.95 x 3.07)

Fitted with a range of wall and base units with Quartz worksurfaces incorporating one and half bowl sink drainer. Built in double oven, five ring gas hob and extractor hood. Built in fridge freezer and dishwasher. Breakfast bar. Skimmed ceiling with inset lighting. Double glazed window to rear. Extractor. Radiator. Door to utility room.

DINING/FAMILY AREA 19'3" x 8'8" (5.89 x 2.66)

Double glazed bi fold doors to rear. Skimmed ceiling. Radiator.

UTILITY ROOM

Fitted with base units and worksurface with sink drainer unit. Plumbing for washing machine. Radiator. Skimmed ceiling. Extractor. Door to side.

STUDY 10'1" x 8'9" (3.08 x 2.69)

Double glazed window to front. Radiator. Skimmed ceiling.

FIRST FLOOR LANDING

Stairs to second floor. Radiator. Double glazed window to front. Skimmed ceiling. Doors to bedroom one, four, five and bathroom.

BEDROOM ONE 10'11" x 13'9" (3.35 x 4.21)

Double glazed French doors. Skimmed ceiling. Leading to dressing area.

DRESSING AREA 11'0" x 5'1" (3.36 x 1.56)

Six built in wardrobes. Skimmed ceiling. Door to ensuite.

ENSUITE

Five piece suite comprising his and hers basins with soft close drawers, tiled shower cubicle with wall mounted shower, panelled bath and low level wc. Part tiled walls. Frosted double glazed window to rear. Extractor. Skimmed ceiling. Inset lighting.

BEDROOM TWO 11'3" x 10'3" (3.43 x 3.13)

Double glazed window to rear, Radiator. Three door wardrobe with soft close doors. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Radiator. Shaver point. Extractor. Skimmed ceiling; Inset lighting. Frosted double glazed window to rear.

BEDROOM FIVE 11'0" x 10'3" (3.36 x 3.14)

Built in wardrobe with three doors. Double glazed window to front. Radiator. Skimmed ceiling.

SECOND FLOOR LANDING

Doors to bedroom three and four. Double glazed sky light to rear. Radiator. Door to shower room.

SHOWER ROOM

Three piece suite comprising tiled shower cubicle with wall mounted shower. low level wc and wash hand basin. Part tiled walls. Shaver point. Extractor. Skimmed ceiling. Inset lighting. Radiator.

BEDROOM THREE 12'9" x 18'1" (3.91 x 5.53)

Restricted head height
Double glazed window to rear. Radiator. Skimmed ceiling. Built in wardrobe.

BEDROOM FOUR 18'2" x 10'3" (5.56 x 3.13)

Restricted head height
Double glazed window to front. Radiator. Three door soft close wardrobe. Skimmed ceiling.

REAR GARDEN

Laid mainly to lawn with patio area, brick and wooden fence surround. Insulated double glazed cabin with power and light. Gated access.

FRONT GARDEN

Laid to lawn with path to front door with storm porch. Outside light. Substantial hardstanding. area with turning bay

DOUBLE GARAGE

Up and over door. Power and light.

ESTATE CHARGE

The homeowner advises us that there is an estate fee of £110 pa payable.

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.

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.

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

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.

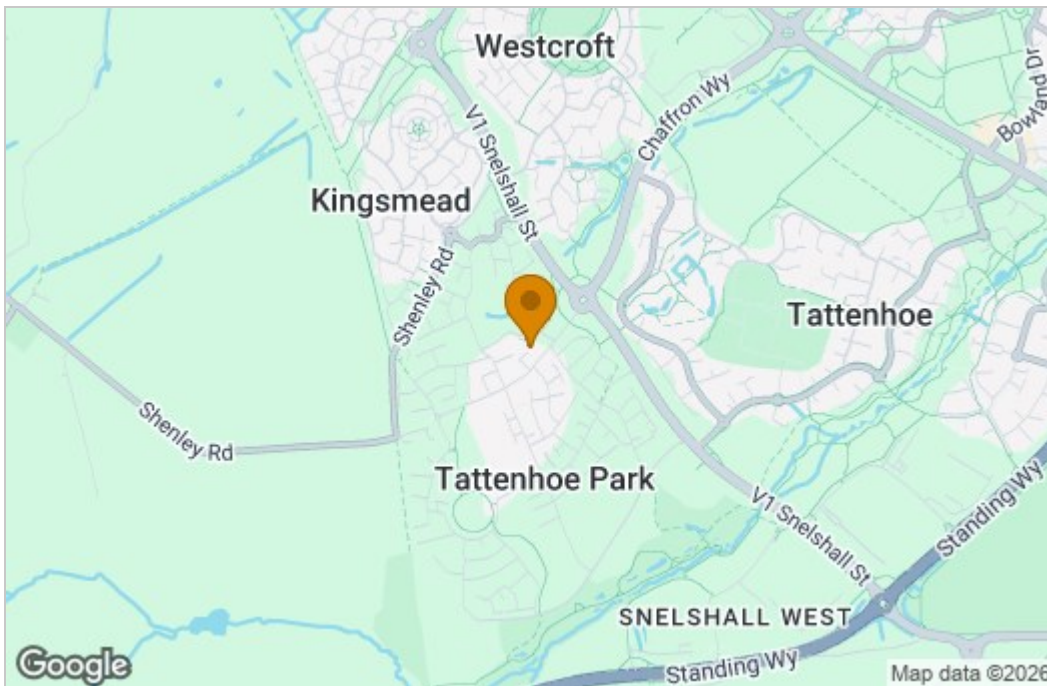
Floor Plan



TOTAL FLOOR AREA : 2153sq.ft. (200.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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