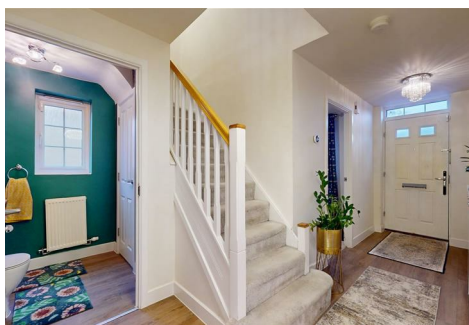




Cauldwell

PROPERTY SERVICES



55 Olympic Crescent, Milton Keynes, MK10 7LE

Offers Over £650,000

CAULDWELL are delighted to offer for sale this impressive four-bedroom detached family home, ideally positioned within the highly sought-after Brooklands development in Milton Keynes, directly overlooking attractive green space and a picturesque pond.

The property offers spacious and well-planned accommodation. The ground floor comprises a welcoming entrance hall, a generous downstairs cloakroom, and a bright and airy living room with a charming bay window creating an inviting focal point.

The heart of the home is the stylish kitchen/family dining room, featuring upgraded high-quality work surfaces, integrated appliances and contemporary fittings, with French doors opening onto the rear garden, making it perfect for both family living and entertaining. A separate utility room, also fitted with upgraded worktops, provides additional practicality, while a versatile study offers an ideal space for home working, a playroom or snug.

To the first floor there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room. The property further benefits from high-quality fitted wardrobes with soft-close doors where specified, along with air conditioning units installed in selected rooms for enhanced comfort. A modern family bathroom completes the accommodation.

ENTRANCE HALL

Stairs to first floor. Door to study, cloakroom and living room. Radiator.

STUDY 7'8" x 9'5" (2.34 x 2.89)

Double glazed window to front. Radiator

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Understairs storage cupboard. Frosted double glazed window to side. Radiator.

KITCHEN/FAMILY/DINING ROOM 15'7" to 11'4" x 20'5" (4.77 to 3.46 x 6.23)

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap and drinking water tap Six ring gas hob with extractor hood. Built in dishwasher, fridge and freezer. Double stainless steel oven. Under unit lighting. Double glazed window to rear. Double glazed French doors to rear. Skimmed ceiling with inset lighting. Two radiators. Door to utility room.

UTILITY ROOM

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer. Plumbing for washing machine. Concealed wall mounted boiler. Skimmed ceiling. Double glazed door to rear.

LIVING ROOM 17'8" x 12'3" (5.39 x 3.74)

Double glazed bay window to front. Two radiators. Air conditioning unit. Skimmed ceiling.

FIRST FLOOR LANDING

Doors to all upstairs rooms. Access to loft. Window to side. Radiator. Airing cupboard housing water tank

BEDROOM ONE 12'10" x 12'0" (3.93 x 3.68)

Double glazed window to front. Radiator Skimmed ceiling. Air conditioning unit. Soft close build in cupboards with bedroom furniture. Door to ensuite

ENSUITE

Three piece suite comprising double tiled shower cubicle with wall mounted shower. low level wc and wash hand basin. Skimmed ceiling with inset lighting. Extractor. Frosted double glazed window to side. Heated towel rail.

BEDROOM TWO 12'4" x 10'2" (3.76 x 3.11)

Two double glazed windows to rear. Radiator. Skimmed ceiling. Three door wardrobe. Air conditioning unit.

BEDROOM THREE 11'3" x 9'6" (3.45 x 2.91)

Two double glazed windows to front. Radiator. Wardrobe with mirrored sliding doors. Skimmed ceiling. Radiator.

BEDROOM FOUR 10'2" x 7'4" (3.11 x 2.26)

Double glazed window to rear. Radiator. Two door wardrobe. Skimmed ceiling with inset lighting.

BATHROOM

Four piece suite comprising panelled bath, tiled shower cubicle with wall mounted shower. low level wc and wash hand basin. Frosted double glazed window to rear. Part tiled walls. Heated towel rail. Skimmed ceiling with inset lighting. Extractor.

REAR GARDEN

Enclosed and laid mainly to lawn with patio area and wooden fence surround. Raised sleeper bedding with inset lighting. Outside tap. Service door to detached garage. Gated side access. Wooden Gazebo with insulated roof. Outside tap and lighting. Hard standing driveway.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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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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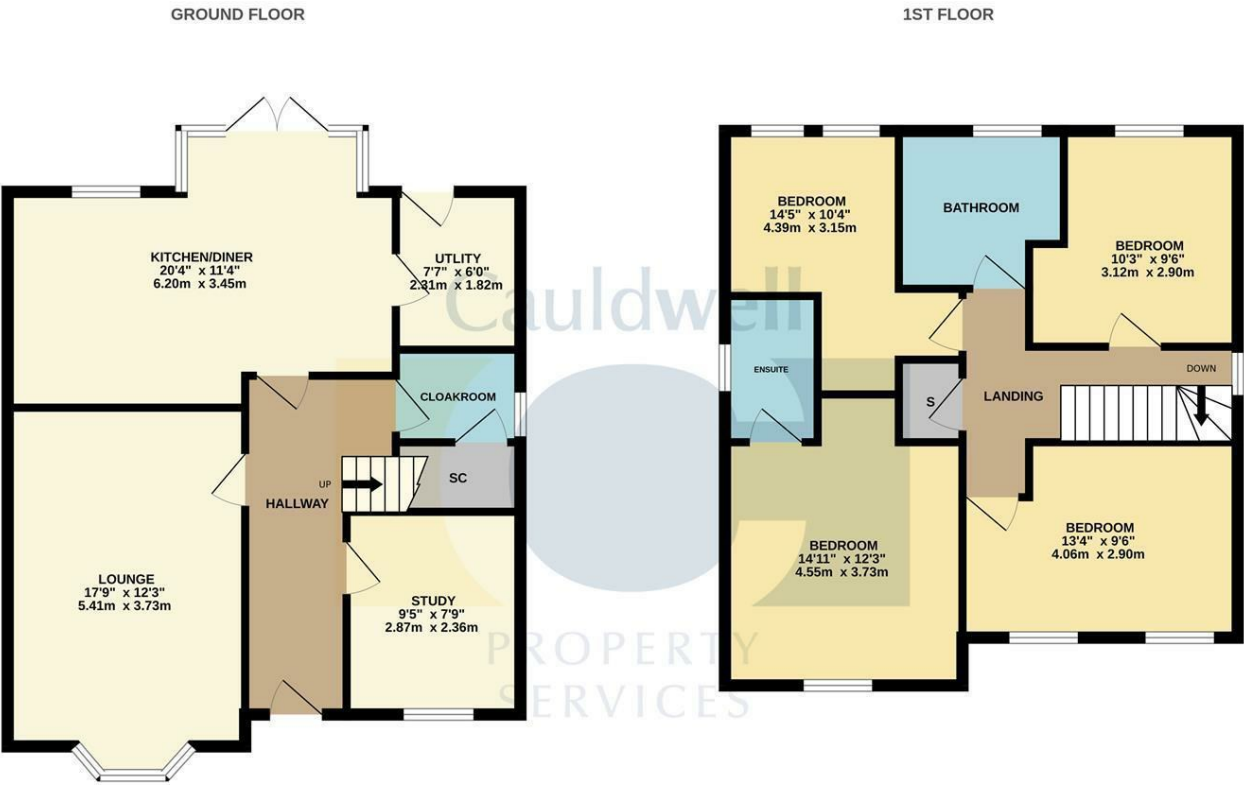
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All clients are subject to identity and source of funds

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.

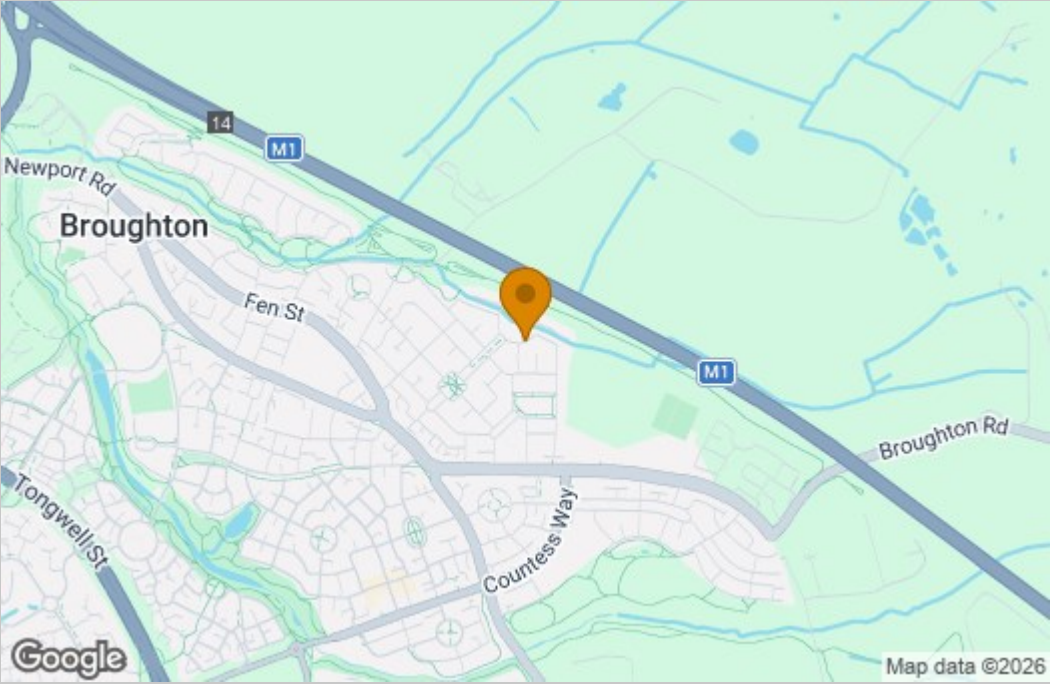
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Floor Plan

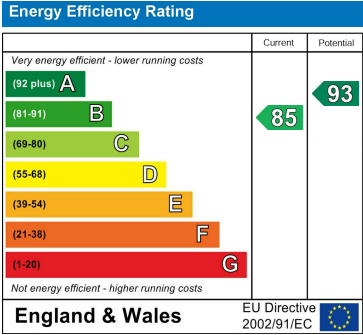


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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