

Cauldwell

PROPERTY SERVICES



5 Butterfield Close

Woolstone, Milton Keynes, MK15 0BZ

Offers In The Region Of £729,995



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ENTRANCE PORCH

Composite double glazed window to side. Double glazed window to front. Glass panelled inset door to entrance hall. Radiator. Coat and shoe storage cupboard;

ENTRANCE HALL

Stairs to first floor landing. Internet point. Radiator. Mosaic tiled Karndean flooring.

LIVING ROOM

15'4" x 10'7" (4.68 x 3.24)

Double glazed window to rear. Double glazed French doors to rear. Radiator. Television point. Fitted shelving and storage cupboards

FAMILY ROOM

14'11" x 9'8" (4.55 x 2.96)

Double glazed window to front. Two double glazed windows to side. Radiator.

KITCHEN/DINING/FAMILY ROOM

20'1" x 17'9" (6.13 x 5.43)

Two double glazed windows to front Two sets of bi folding doors to rear with inset blinds. Re-fitted with a range of contrasting colour wall and base units with Indian Granite worksurfaces incorporating sink unit. LED lighting. Central breakfast bar island with base units inset LED lighting and Granite worksurface. Induction hob with ceiling mounted extractor fan and hanging lights. Integral dishwasher, washer dryer, full height fridge and full height freezer and wine cooler with additional integral under counter fridge. Electric oven, combi grill oven. LED lighting with cool white or warm options. Vertical radiator. Karndean flooring.

CLOAKROOM

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

FIRST FLOOR LANDING

Stairs from entrance hall. Access to boarded loft space via loft ladder. Airing cupboard housing megaflow cylinder. Radiator.

BEDROOM ONE

13'0" x 10'8" (3.98 x 3.26)

Double glazed window to front and side. Radiator. Door to ensuite.

ENSUITE

Double glazed obscure window to rear. Double shower cubicle with wall mounted shower, wash hand basin in vanity surround and close coupled wc. Shaver point. Heated towel rail. Tiled flooring.

BEDROOM TWO

9'5" x 9'8" (2.88 x 2.96)

Double glazed window to front. Radiator. Two eaves storage cupboards.

BEDROOM THREE

12'11" x 9'9" (3.96 x 2.99)

Double glazed window to rear. Radiator. Fitted wardrobes.

BEDROOM FOUR

10'5" x 8'3" (3.20 x 2.54)

Double glazed window to front. Radiator. Eaves storage cupboard.

BEDROOM FIVE

10'11" x 9'6" (3.34 x 2.91)

Double glazed window to rear. Radiator.

BATHROOM

Double glazed obscure window to rear. 'P' shaped bath with mixer tap and shower over with glass screen, wash hand basin in vanity surround and close

Tel: 01908 304480

coupled wc. Electric shaver point. Inset shelving with light. Heated towel rail. Tiled flooring.

FRONT GARDEN

Block paved driveway parking.

GARAGE

Electric roller door to front. Power and light.

REAR GARDEN

Rear width sandstone patio area Part walled. Laid to lawn and second patio area. Mature flower beds and borders. Outside tap and power. Gated access to front.

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**

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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



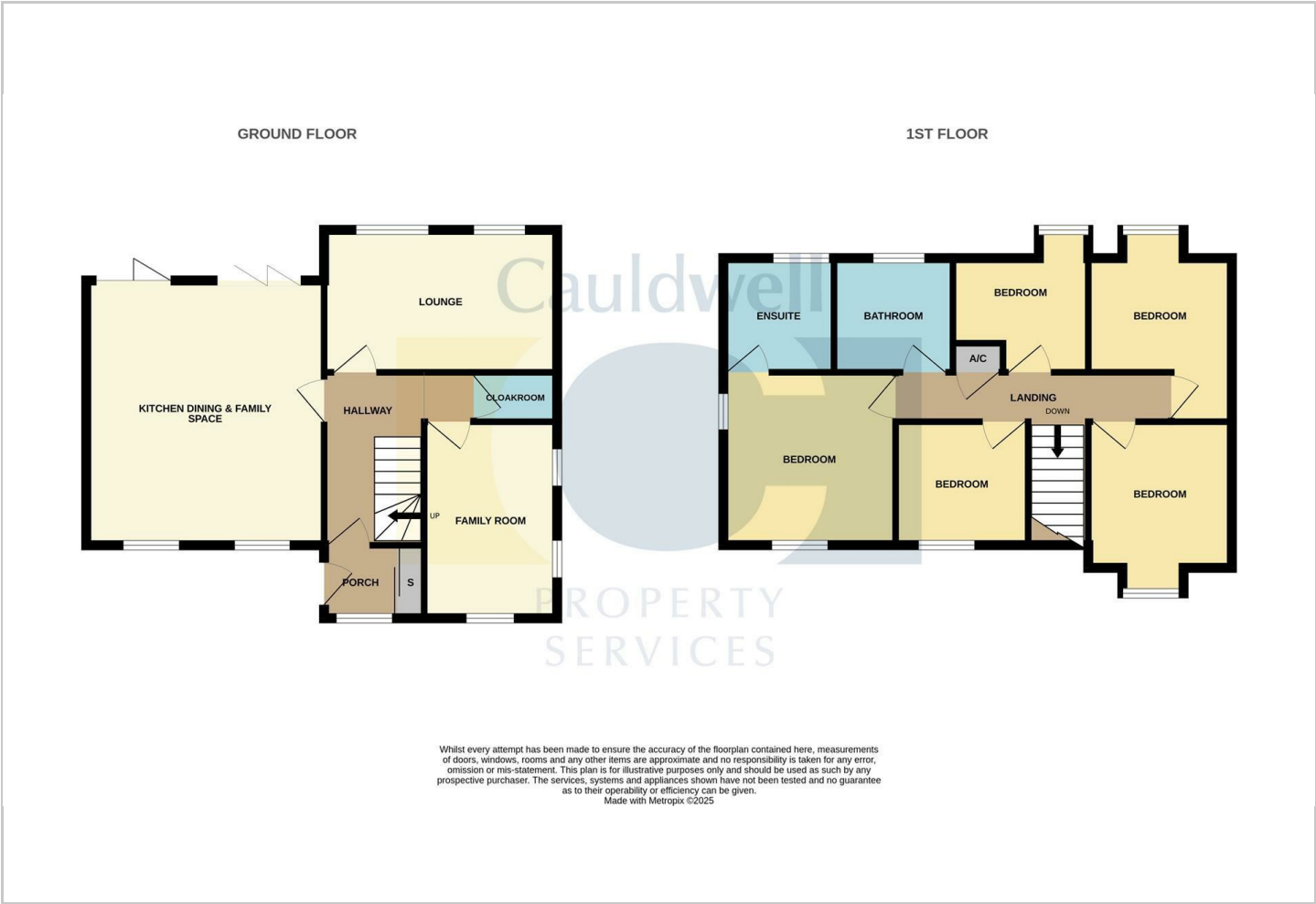
Hybrid Map



Terrain Map



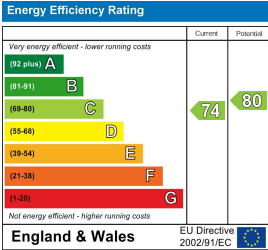
Floor Plan



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.