



Cauldwell

PROPERTY SERVICES



38 Orwell Avenue, Milton Keynes, MK4 4ST

£450,000

CAULDWELL are delighted to offer for sale this stunning three-bedroom detached family home, ideally positioned within the highly sought-after Tattenhoe Park area of Milton Keynes, and offered for sale with no upper chain.

This immaculately presented property boasts light and spacious accommodation throughout, with standout features including a beautiful dual-aspect living room, allowing an abundance of natural light to flood the space, creating a bright and inviting environment.

The heart of the home is the impressive kitchen/dining room, measuring approximately 17ft in length, and featuring quartz work surfaces, a range of integrated appliances, and a triple aspect, making it a superb space for both everyday living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from a stylish refitted en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Outside, the home enjoys a landscaped rear garden, thoughtfully designed for ease of maintenance and outdoor enjoyment. To the front, the property benefits from open views, enhancing the overall sense of space and

ENTRANCE HALL

Stairs to first floor. Two frosted double glazed windows to front. Radiator. Door to kitchen/dining room and cloakroom. Skimmed ceiling with inset lighting.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Part tiled walls. Radiator. Understairs storage cupboard. Skimmed ceiling. Inset lighting. Extractor.

KITCHEN/DINING ROOM 23'1" x 8'8" to 10'6" (7.06 x 2.65 to 3.21)

Fitted with a range of soft close wall and base units with Quartz worksurface incorporating sink drainer and mixer tap. Built in oven, four ring induction hob and extractor hood. Built in dishwasher and fridge freezer. Double glazed windows to front, side and double glazed French doors to rear. Radiator. Skimmed ceiling with inset lighting. Door to utility room.

UTILITY ROOM

Base units and Quartz worksurface with sink drainer. Built in washing machine, Wall mounted boiler. Radiator. Double glazed door to rear garden. Skimmed ceiling.

LIVING ROOM 16'10" x 10'4" (5.14 x 3.16)

Double glazed window to front. Radiator. Double glazed French doors to rear. Skimmed ceiling.

FIRST FLOOR LANDING

Doors to all rooms. Skimmed ceiling. Inset lighting. Radiator. Double glazed window to rear.

BEDROOM ONE 11'10" x 14'0" to 9'10" (3.61 x 4.27 to 3.02)

Dual aspect with double glazed window to front and side Radiator. Skimmed ceiling. Door to ensuite.

ENSUITE

Three piece suite comprising tiled shower cubicle, low level wc and wash hand basin Tiled walls and flooring. Skimmed ceiling. Inset lighting. Extractor. Frosted double glazed window to front.

BEDROOM TWO 10'7" x 9'5" (3.25 x 2.89)

Double glazed window to front. Radiator. Airing cupboard.

BEDROOM THREE 10'9" x 9'10" (3.30 x 3.01)

Double glazed window to rear and side. Radiator. Skimmed ceiling.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Radiator. Tiled flooring and walls. Skimmed ceiling. Inset lighting. Extractor. Frosted double glazed window to front.

REAR GARDEN

Enclosed and laid mainly to artificial lawn with generous patio area. Outside tap, lighting and power. Brick and wooden fence surround. Gated side access. Block paved driveway with parking.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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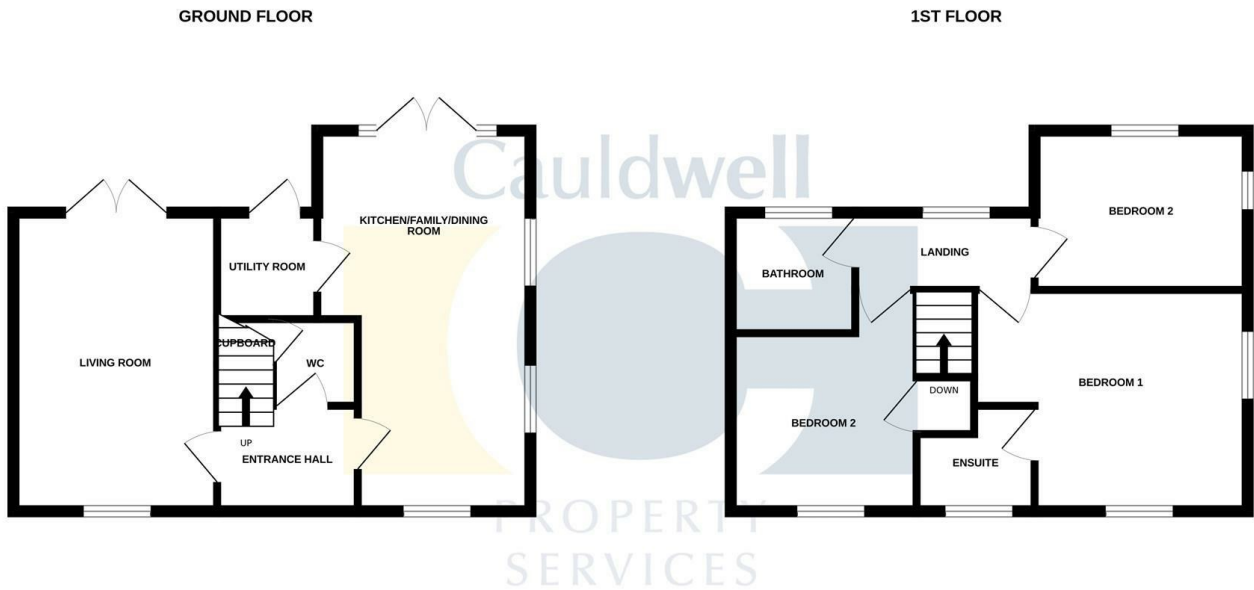
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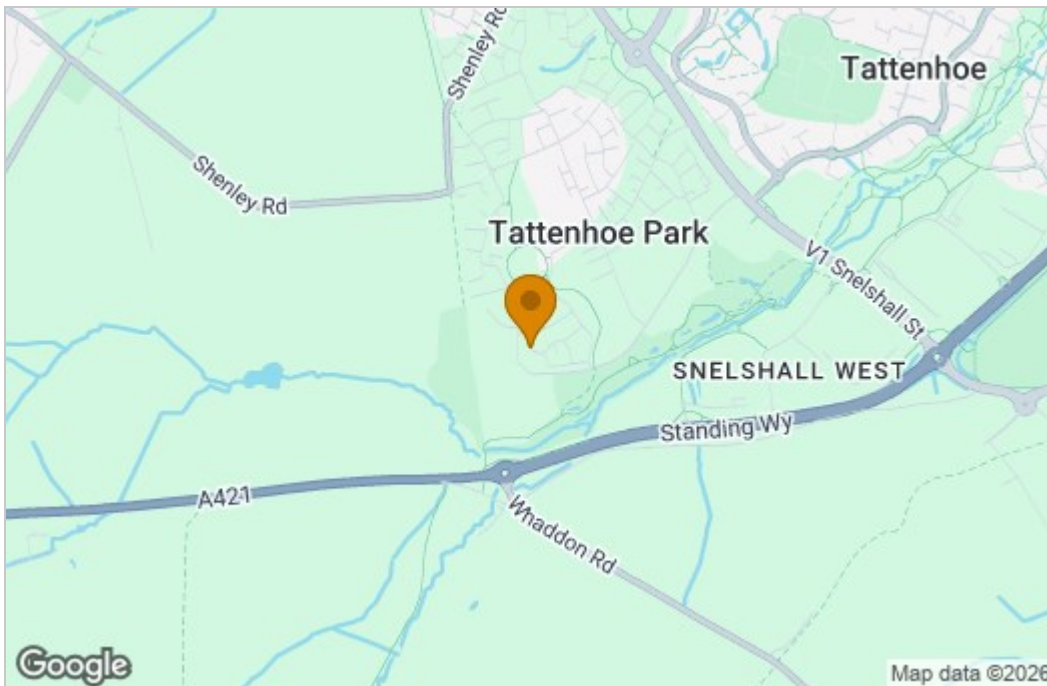
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Floor Plan



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

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

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