Cauldwell

PROPERTY SERVICES

11 Yalts Brow, Milton Keynes, MK4 2JD

£360,000

Tucked away in a quiet cul-de-sac in the sought-after Emerson Valley area, this modern semi-detached property is offered for sale with no upward chainand benefits from being recently redecorated throughout and a newly fitted ktchen and dining room across the whole rear of the property.

The ground floor begins with a welcoming entrance porch, downstairs cloakroom, and generous living room, perfect for relaxing or entertaining. Across the back of the home, you'll find the re-fitted kitchen dining room with direct access to the rear garden.

Upstairs, there are three well-proportioned double bedrooms and a family bathroom. Additional benefits include a small front garden, a garage and rear garden.

The location is ideal — within walking distance to highly regarded local schools, the Emerson Valley Pavilion, and just minutes from the Westcroft District Shopping Centre. Two mainline train stations are only a short drive away, offering excellent commuter links.

Council tax band: C
Energy rating: C

ENTRANCE
Entrance hall. Laminate flooring. Radiator. Door to living room. Door to cloakroom.

CLOAKROOM
Frosted double glazed window to front aspect. Two piece suite comprising low level wc and wash hand basin. Tiled splash backs. Radiator. Storage cupboard.

LIVING ROOM 15'1" x 14'2" (4.60 x 4.34)
Double glazed window to front aspect. Karndean flooring. Stairs to first floor. Coving to ceiling. Television point. Door to dining room.

KITCHEN DINING ROOM 14'2" x 9'5" (4.34 x 2.89)
Double glazed window and double glazed patio doors to rear aspect. A re-fitted range of wall and base units with worksurfaces incorporating sink with mixer tap. Fitted oven and hob with extractor fan. Plumbing for dishwasher and washing machine. Karndean flooring. Space for fridge/freezer. Wall mounted boiler. Extractor fan. Radiator.

FIRST FLOOR LANDING
Double glazed window to side aspect. Airing cupboard.

BEDROOM ONE 11'10" x 8'9" (3.61 x 2.69)

BEDROOM TWO 9'10" x 8'2" (3.00 x 2.51)
Double glazed window to rear aspect. Radiator.

BEDROOM THREE 9'8" x 6'0" (2.95 x 1.83)
Double glazed window to rear aspect. Radiator.

FAMILY BATHROOM
Three piece suite comprising panelled bath, with shower and screen, low level wc and wash hand basin. Tiled splashbacks. Heated towel rail. Inset spot lights. Tiled flooring.

REAR GARDEN
Enclosed and laid mainly to lawn. Not overlooked to rear. Part laid to lawn.

SIDE GARDEN
Scope for two storey extension subject to planning permission. Enclosed with patio. Flower and shrub borders.

GARAGE
Up and over door. Power and light.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

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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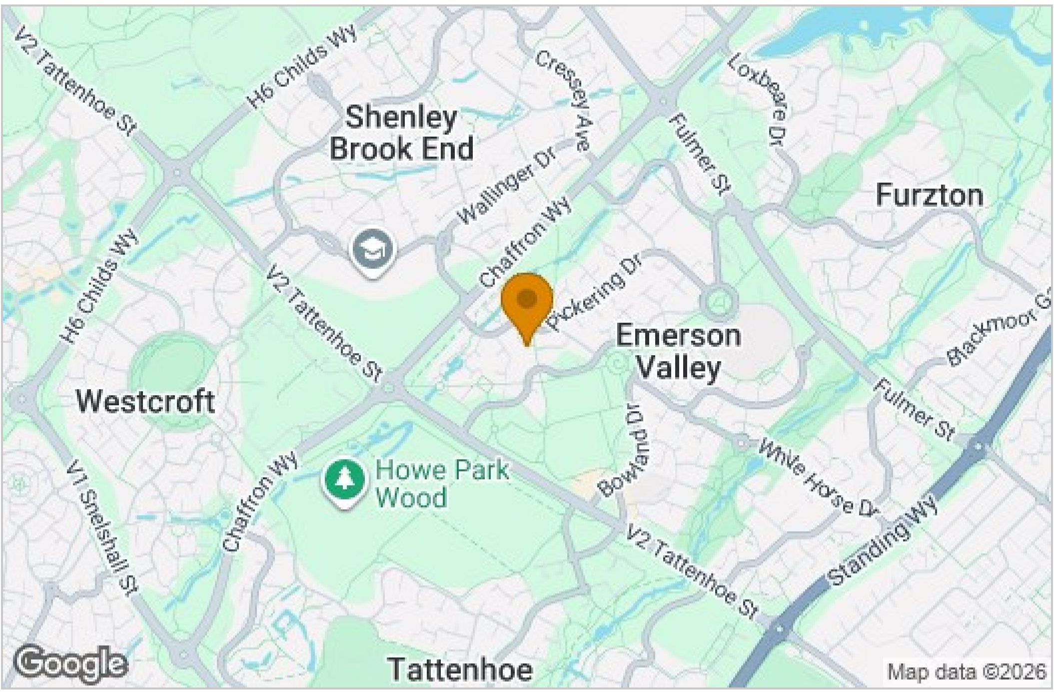
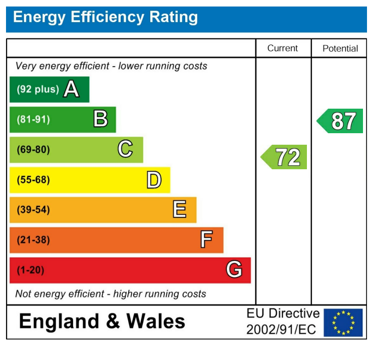
Area Map



Energy Efficiency Graph



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