



# Cauldwell

PROPERTY SERVICES



## 57 Kingswear Drive, Broughton, MK10 9NZ

**£700,000**

Cauldwell are delighted to present this immaculate family home, positioned with views over Ouzel Valley Park and Broughton Brook. This impressive home has versatile living space with accommodation arranged over three floors. The house has been well maintained by the owners who have lived here since new. It is located in a sought after neighbourhood near historic Broughton Village.

The ground floor offers 9ft ceilings throughout; features a bright and spacious open-plan kitchen/family/breakfast room, ideal for family life and entertaining, with French doors opening onto the secluded rear garden; a formal dining room; living room with a feature fireplace and bay window with views across the park. The kitchen is a Paul Rosa design.

On the first floor, the principle suite is a 20'x10' bedroom with a balcony overlooking the park, an ensuite with double shower, and a built in wardrobe. There are three additional bedrooms, two doubles and a 16x10 bedroom with a built in double wardrobe and windows overlooking the back garden, and a family bathroom.

The top floor boasts a spacious, dual aspect bedroom suite offering all day light from the windows across back of the room and front windows. The ensuite bathroom includes a custom-built marble topped vanity with two sinks and a full length double height mirror above. Bedroom 6 is a double bedroom, currently used as a study, which could be used as a dressing room or a nursery.

Outside, the property benefits from a driveway with parking for two to three cars as well as a detached single garage to the rear. The rear garden features a lawn area and a secluded mature garden planted with birch trees, mature shrubs and flower borders. There are two patios providing the perfect setting for outdoor relaxation and summer entertaining.

The location is well served by local shops, schools (primary and secondary rated as Good by Ofsted), and amenities, with easy access to local shopping centres, the mainline train station, and J14 of the M1.

## ENTRANCE HALL



Entrance through front door into entrance hall. Double glazed window to the front aspect. Stairs leading to first floor. Under stair storage cupboard. Door through to dining room. Door through to living room. Door to kitchen/family/breakfast room. Door to cloakroom. Skimmed ceiling. Radiator.

## CLOAKROOM

Two piece suite. Low level wc, wash hand basin with mixer tap. Radiator. Skimmed ceiling. Extractor. Part tiled walls.

## DINING ROOM 12'1" x 11'1" (3.70 x 3.38 )



Double glazed window to front aspect. Radiator. Skimmed ceiling.

## LIVING ROOM 12'5" x 19'3" (3.80 x 5.89)



Box bay double glazed window to the front aspect. Feature fireplace. Radiator. Skimmed ceiling.

## KITCHEN/FAMILY/BREAKFAST ROOM 30'5" x 10'2" (9.28 x 3.11)



The kitchen has been designed by Paul Rosa and is fitted with a range of soft close wall and base units. Granite worksurfaces incorporating a one and a half stainless steel sink and drainer with mixer tap. Built in double oven. Built in fridge freezer. Built in washing machine. Built in dishwasher. Splash back tiles. Under unit lighting. Five ring stainless steel gas hob with extractor hood. Concealed wall mounted boiler. Skimmed ceiling with inset lighting. Tiled floor. Radiator. Two double glazed windows to the rear

aspect. Family/breakfast area has double glazed French doors and floor-to-ceiling double glazed windows to the rear and tiled floor. Radiator. Skimmed ceiling.

## FIRST FLOOR LANDING

Stairs to second floor. Radiator. Skimmed ceiling. Doors to bedroom two, three, four and five and family bathroom.

## BEDROOM TWO 19'7" x 10'0" (5.98 x 3.07)



Double glazed French doors leading to front aspect. Box bay double glazed window to the front aspect. Built in wardrobe. Door to ensuite.

## ENSUITE



Three piece ensuite. Double tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap. Part tiled walls. Radiator. Shaver point. Extractor. Skimmed ceiling with inset lighting.

## BEDROOM THREE 16'2" x 10'4" (4.93 x 3.15)



Measured up to a double door built in cupboard. Two double glazed windows to the back aspect. Radiator. Skimmed ceiling.

### **BEDROOM FOUR 10'6" x 12'0" (3.21 x 3.67)**



Double glazed window to the front aspect. Radiator. Skimmed ceiling.

### **BEDROOM FIVE 11'8" x 10'3" (3.58 x 3.14)**



Double glazed window to the rear aspect. Radiator. Skimmed ceiling.

### **FAMILY BATHROOM**



Three piece suite. Panelled bath with mixer tap and shower over. Low level wc, wash hand basin with mixer tap. Part tiled wall. Shaver point. Extractor. Skimmed ceiling with inset lighting. Radiator.

### **BEDROOM ONE 24'11" x 16'6" (7.60 x 5.05)**



Dual aspect. Double glazed window to the front aspect. Double glazed window to the rear aspect. Two radiators. Pull down loft access with ladder, loft

is part boarded and has lighting. Double door built in wardrobe. Door to ensuite.

### **ENSUITE**



Four piece ensuite. Panelled bath with mixer tap and shower over. Low level wc, his and hers hand wash basins with mixer taps and vanity surround. Part tiled walls. Skimmed ceiling with inset lighting. Extractor. Double glazed skylight to the rear. Radiator.

### **BEDROOM SIX 12'0" x 11'3" (3.68m x 3.44m)**



Double glazed window to the front aspect. Radiator. Skimmed ceiling.

### **FRONT**



Wrought iron fencing. Brick pathway to front door. Front garden laid mainly to lawn. Driveway to the side providing parking for several vehicles leading to single garage.

### **GARAGE**

Up and over door. Power and light. Personal door.

### **REAR GARDEN**



Enclosed secluded rear garden laid mainly to lawn with mature trees, shrubs and flower borders. Two

patios with pathways. Mix of brick wall and wooden fence panel surround. Outside tap. Water butt. Service door to garage. Gated access to driveway. Side area extends the length of house to front bricked wall, laid to paving stones and garden pebbles offering storage for recycling, waste and garden bins.

All measurements are approximate. 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.

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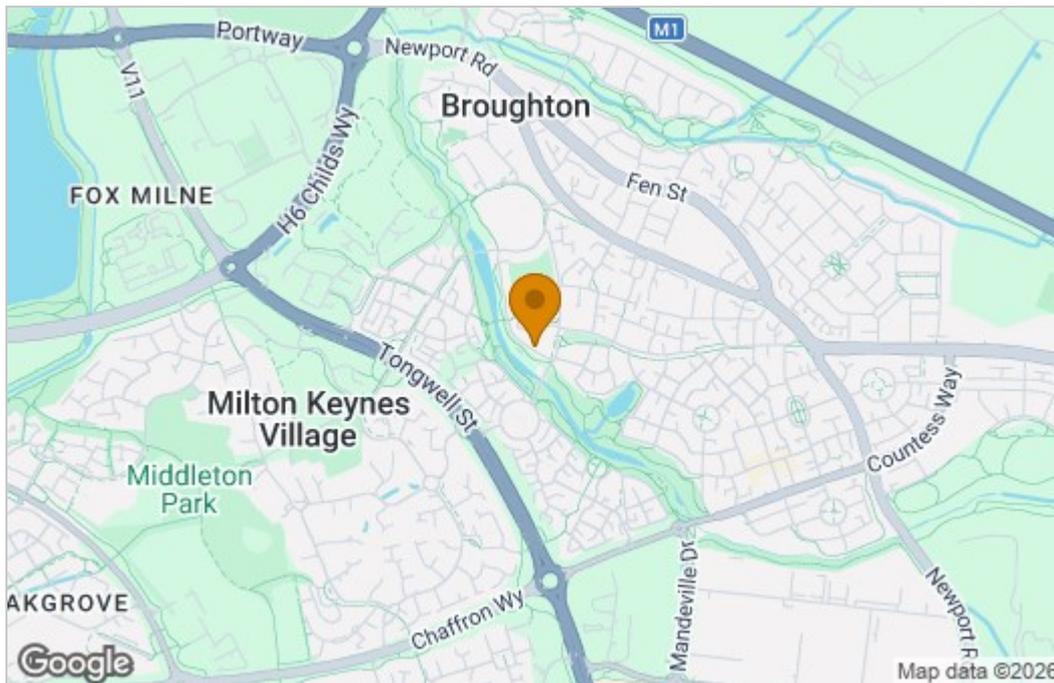
# Floor Plan



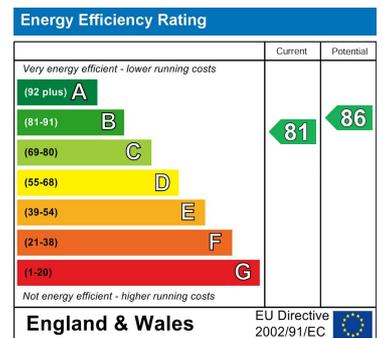
TOTAL FLOOR AREA : 2422sq.ft. (225.0 sq.m.) approx.

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



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