



Cauldwell

PROPERTY SERVICES



13 Dean Forest Way, Milton Keynes, MK10 7AD

Offers Over £650,000

CAULDWELL are delighted to offer for sale this exceptional four-bedroom detached family home, situated within the highly sought-after Broughton Village. Constructed in 2007 by the highly regarded local developer McCann Homes, this property showcases quality craftsmanship, generous proportions, and an enviable setting.

Occupying a well-established plot, the home benefits from a substantial private driveway providing parking for multiple vehicles, leading to a double garage. The property is further enhanced by beautifully landscaped front, side, and rear gardens, offering a high degree of privacy and an ideal environment for outdoor entertaining.

Internally, the accommodation is both spacious and well-balanced. A welcoming entrance hall sets the tone, leading to a formal dining room and a generously sized living room, which flows seamlessly into a bright and airy conservatory overlooking the garden. The ground floor also features a cloakroom and an impressive kitchen/family room, fitted with high-quality units and granite work surfaces, providing a superb hub for modern family living.

To the first floor, a striking gallery landing leads to four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, alongside a well-appointed family bathroom.

ENTRANCE

Entrance through front door into entrance hall. Security alarm system. Stairs leading to first floor. Coving to skimmed ceiling. Radiator. Door to kitchen/family/breakfast room. Door to living room. Door to dining room. Under stair storage cupboard.

CLOAKROOM

Two piece suite. Low level wc, wash hand basin with mixer tap and splash back tile. Heated chrome towel rail. Skimmed ceiling. Extractor.

LIVING ROOM 15'5" x 10'4" (4.71 x 3.15)

Recess area not measured. Coving to skimmed ceiling. Double glazed doors leading to conservatory. feature gas fireplace and surround. Feature wall lights. Radiator.

CONSERVATORY 10'3" x 9'11" (3.12m x 3.02m)

Brick built UPVC double glazed construction. Tiled floor. Double glazed windows. Double glazed French doors leading to rear garden. Power and lighting.

KITCHEN/FAMILY BREAKFAST ROOM 10'10" x 19'7" (3.31m x 5.97)

Dual aspect. Kitchen fitted with a range of soft close wall and base units. Granite work surfaces incorporating one and a half sink and drainer with mixer tap. Built in double oven, four ring induction hob with extractor. Built in fridge freezer, built in dishwasher, and breakfast bar with granite work surface. Tiled flooring, splashback tiles, skimmed ceiling with inset lighting. Double glazed window to the rear. Breakfast area - double glazed window to the front, tiled flooring, coving to a skimmed ceiling. Radiator. Door through to utility room.

UTILITY ROOM

Fitted with a range of soft close wall and base units. Granite work surface incorporating sink and drainer with mixer tap. Plumbing for washing machine. Tiled flooring. Wall mounted boiler fitted at the end of 2024. . Skimmed ceiling and extractor. Double glazed door to the rear.

DINING ROOM 12'10" x 8'8" (3.92 x 2.65)

Dual aspect. Double glazed window to the front. Double glazed window to the side. Coving to skimmed ceiling. Radiator.

FIRST FLOOR LANDING

Gallery landing. Doors leading to all upstairs rooms. Double glazed window to the front. Coving to skimmed ceiling. Airing cupboard housing Mega flow water tank with shelving over. Access to part boarded loft. Radiator.

BEDROOM ONE 12'11" x 10'7" (3.94 x 3.23)

Measurements include custom four door fitted wardrobe, bedside cabinets and dressing table. Double glazed window to the front. Coving to a skimmed ceiling. Radiator. 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. Chrome towel rail. Skimmed ceiling with inset lighting. Extractor.

BEDROOM TWO 10'3" x 9'10" (3.13 x 3.00)

Measurements include a seven door fitted wardrobe. Double glazed window to the rear. Corner dressing table. Radiator. Coving to a skimmed ceiling.

BEDROOM THREE 11'1" x 8'4" x 10'3" (3.38 x 2.56 x 3.14)

Measurements include three door fitted wardrobe. Fitted furniture. Double glazed window to the rear. Radiator. Coving to a skimmed ceiling.

BEDROOM FOUR 9'1" x 7'4" (2.79 x 2.24)

Measured to widest point. Double glazed window to the front. Radiator. Coving to a skimmed ceiling. Fitted study furniture.

FAMILY BATHROOM

Three piece suite. Panelled bath with stainless steel mixer tap and shower attachment. Low level wc, wash hand basin with mixer tap. Skimmed ceiling. inset lighting and extractor. Shaver point. heated chrome towel rail. Frosted double glazed window to the rear.

REAR GARDEN

Landscaped rear garden laid mainly to lawn. Mixture of brick wall and fence surround. Service door leading to double garage. outside power and lighting. Outside tap. Mature tree, flower and shrub borders. Outside shed.

FRONT

Front garden laid to lawn with trees flowers and shrubs. Substantial block paved driveway for several vehicles. Storm porch. Outside lighting. Side garden laid to lawn with further tree, flower and shrub borders.

DOUBLE GARAGE

With up and over doors. Power and light. Eves storage,

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.

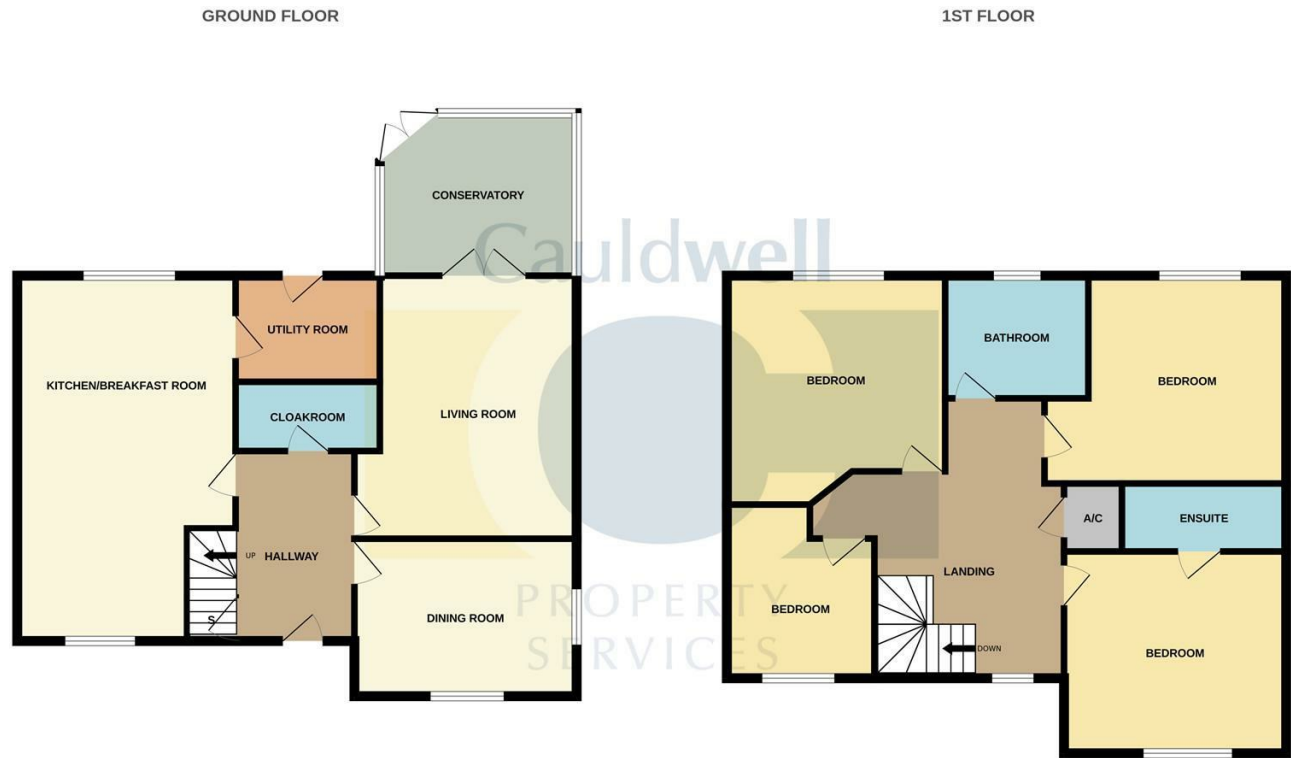
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Floor Plan

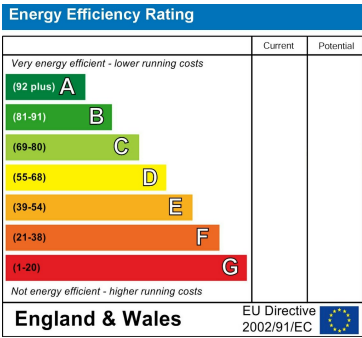


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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