



## 3 Minorca Grove, Milton Keynes, MK5 7FU

### £600,000

CAULDWELL are delighted to offer for sale this generous four-bedroom, three bathroom (two en-suites) detached family home, situated within the desirable, well-established area of Shenley Brook End, on the sought-after western side of Milton Keynes. Offered for sale with no upper chain.

This well-proportioned property offers spacious and versatile accommodation throughout, making it an ideal home for growing families. The ground floor comprises a welcoming entrance hall, a comfortable living room, a separate dining room ideal for entertaining, and a well-appointed kitchen/breakfast room providing ample storage and workspace, with the addition of a water softener. There is also a utility room and a downstairs cloakroom. A particular feature of the home is the impressive insulated conservatory with a tiled roof and underfloor heating, creating a superb additional living space that can be enjoyed all year round while overlooking the rear garden.

To the first floor there are four generous and well-proportioned bedrooms, with two of the bedrooms benefiting from their own en-suite facilities and fitted wardrobes. A family bathroom with Jacuzzi style bath serves the remaining bedrooms, completing the accommodation on this level.

Outside, the property enjoys a private and secluded rear garden, providing an excellent space for relaxation and entertaining. To the front there is a substantial driveway offering ample off-road parking, along with

## **ENTRANCE HALL**

Stairs to first floor. Understairs storage cupboard. Door to cloakroom, dining room, kitchen/breakfast room. Coving to skimmed ceiling. Radiator. Frosted double glazed window to front.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Skimmed ceiling. Extractor.

## **LIVING ROOM 22'6" x 12'1" (6.86 x 3.69)**

Double doors to conservatory. Double glazed window to front. Feature fireplace and surround. Radiator. Projector.

## **CONSERVATORY/ LIVING ROOM 10'9" x 16'6" (3.30 x 5.03)**

Insulated roof. Brick built UPVC double glazed construction. Tiled flooring with electric underfloor heating. Double glazed French doors to rear. Power and light. Double glazed sky light with insulated tiled roof. Inset lighting.

## **KITCHEN/BREAKFAST ROOM 14'0" x 10'0" (4.27 x 3.07)**

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Water softener. Built in oven, four ring hob and extractor hood. Wall mounted boiler. Built in dishwasher. Tiled flooring. Built in under counter fridge. Two double glazed windows to rear. Radiator. Splash back tiling. Skimmed ceiling. Door to utility room.

## **UTILITY ROOM**

Wall and base units with worksurfaces incorporating sink drainer. Plumbing for washing machine. Space for fridge freezer. Tiled flooring. Radiator. Skimmed ceiling. Extractor. Door to insulated conservatory.

## **DINING ROOM 11'0" x 9'1" (3.36 x 2.78)**

Double glazed window to front. Radiator. Coving to skimmed ceiling.

## **FIRST FLOOR LANDING**

Doors to all rooms. Access to loft. Radiator.

## **BEDROOM ONE 12'1" x 10'0" (3.7 x 3.07)**

Four door built in wardrobe. Double glazed window to front. Radiator. Skimmed ceiling. Door to ensuite

## **ENSUITE**

Three piece suite comprising shower cubicle with wall mounted shower, wash hand basin and low level wc. Radiator. Frosted double glazed window to front.

## **BEDROOM TWO 11'0" x 9'2" (3.37 x 2.81)**

Double glazed window to front. Radiator. Skimmed ceiling. Wardrobe with sliding doors. Door to ensuite.

## **ENSUITE**

Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Radiator. Frosted double glazed window to rear. Skimmed ceiling. Extractor.

## **BEDROOM THREE 11'5" x 9'9" (3.48 x 2.98)**

Double glazed window to front. Radiator. Skimmed ceiling

## **BEDROOM FOUR 9'2" x 7'8" (2.81 x 2.36)**

Double glazed window to rear. Radiator. Skimmed ceiling.

## **BATHROOM**

Re-fitted three piece suite comprising panelled bath with Jacuzzi and shower attachment, low level wc and wash hand basin. Frosted double glazed window to rear. Part tiled walls. Heated towel rail.

## **REAR GARDEN**

Enclosed and laid mainly to lawn with fence surround and brick wall. Gated side access.

## **SINGLE GARAGE**

Up and over door. Double length driveway.

## **FRONT GARDEN**

Laid to pebbles. Storm porch over front door.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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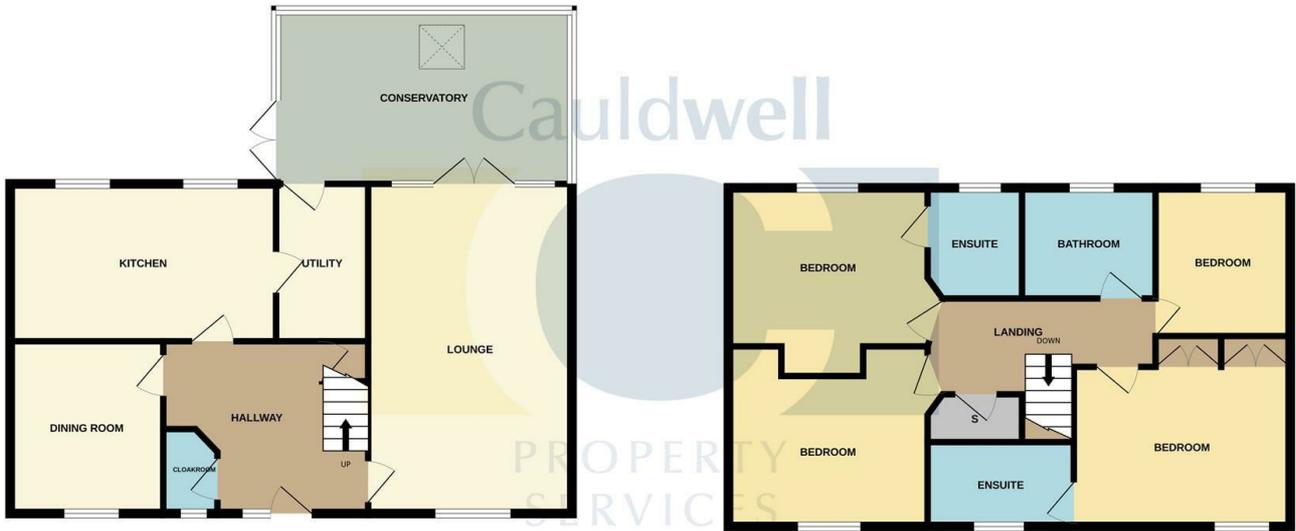
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# Floor Plan

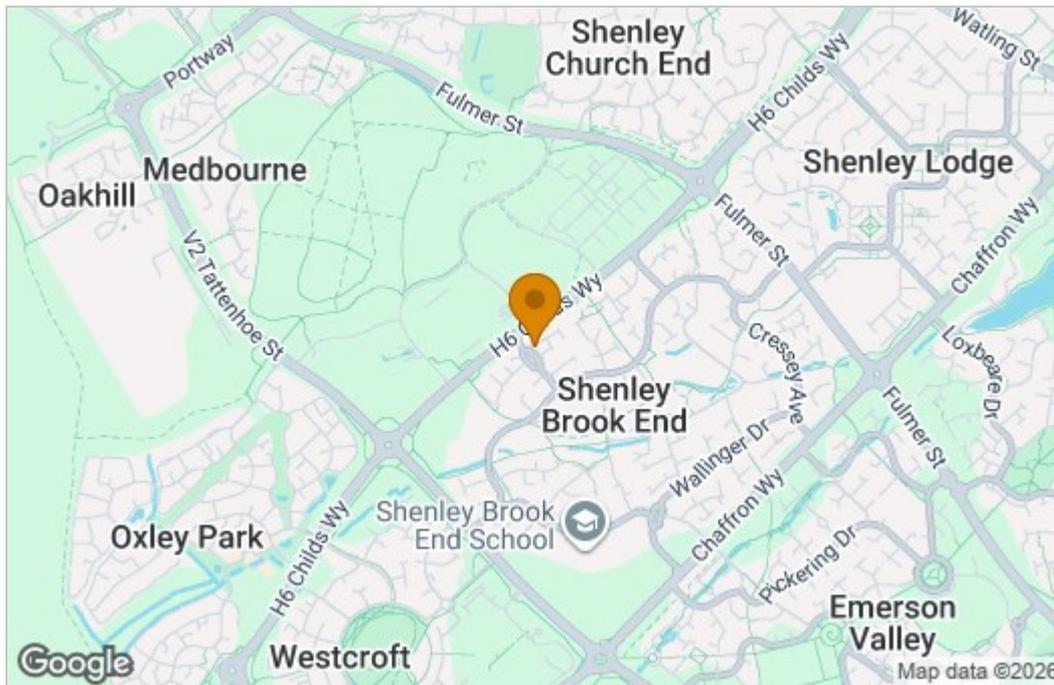
GROUND FLOOR

1ST FLOOR



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

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