Cauldwell
PROPERTY SERVICES

74 Darwin Close, Milton Keynes, MK5 6FF

£390,000

CAULDWELL are delighted to offer for sale this well presented three-bedroom family home, situated within the highly sought-after Medbourne area of Milton Keynes.

The accommodation is both spacious and well balanced throughout, featuring a generous entrance hall, downstairs cloakroom and an impressive dual-aspect lounge/dining room measuring approximately eight metres in length. This superb reception space enjoys an abundance of natural light, enhanced by attractive feature glass windows, creating a bright and welcoming atmosphere. The kitchen/breakfast room provides ample storage and workspace, making it ideal for both everyday living and entertaining.

To the first floor, there are three well-proportioned bedrooms, including a principal bedroom benefitting from an en-suite shower room, together with a family bathroom serving the remaining bedrooms.

Outside, the property enjoys an enclosed rear garden offering a good degree of privacy, whilst to the front there is a gated driveway providing off-road parking and leading to a single garage.

This attractive home would make an ideal purchase for families and professional couples alike, combining spacious accommodation with an excellent location.

ENTRANCE HALL
Front entrance door. Door to cloakroom. Stairs to first floor. Understair storage cupboard. Door to lounge/dining room and kitchen/breakfast room.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Frosted double glazed window to front. Radiator. Coving to skimmed ceiling.

LOUNGE/DINING ROOM 11'6" to 9'7" x 30'6" (3.53 to 2.93 x 9.32)
Dual aspect with feature glass tiled wall. Two radiators. Fireplace and surround. Double glazed French doors and windows to rear. Double glazed sky lights to rear. Double glazed window to front. Coving to skimmed ceiling. Door to kitchen.

KITCHEN/BREAKFAST ROOM 13'6" x 8'6" (4.13 x 2.60)
Double glazed window and double glazed sky light to rear. Fitted with wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in oven, gas hob and extractor hood. Space for fridge freezer. Built in dishwasher. Plumbing for washing machine. Under unit lighting. Splash back tiling. Skimmed ceiling with inset lighting. Tiled flooring.

FIRST FLOOR LANDING
Doors to all rooms. Airing cupboard housing water tank. Access to loft with pull down ladder. Coving to skimmed ceiling.

BEDROOM ONE 15'2" x 9'0" (4.63 x 2.75)
Narrowing to 3.63m. Double glazed window to front.

ENSUITE
Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Part tiled walls. Shaver point. Extractor. Skimmed ceiling. Frosted double glazed window to front. Heated towel rail.

BEDROOM TWO 10'0" x 8'11" (3.05 x 2.73)
Recess area not measured. Double glazed window to rear. Radiator.

BEDROOM THREE 9'1" x 6'6" (2.77 x 2.00)
Double glazed window to rear. Radiator. Coving to skimmed ceiling

BATHROOM
Three piece suite comprising panelled bath with shower attachment. low level wc and wash hand basin. Part tiled walls. Radiator. Heated towel rail. Frosted double glazed window to side. Shaver point. Extractor. Skimmed ceiling

FRONT GARDEN
Gravelled gated driveway.

REAR GARDEN
Enclosed and secluded rear garden, laid mainly to lawn. Log cabin. Wooden fence and brick surround. Patio area Service door to single garage. Outside lighting.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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.

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.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

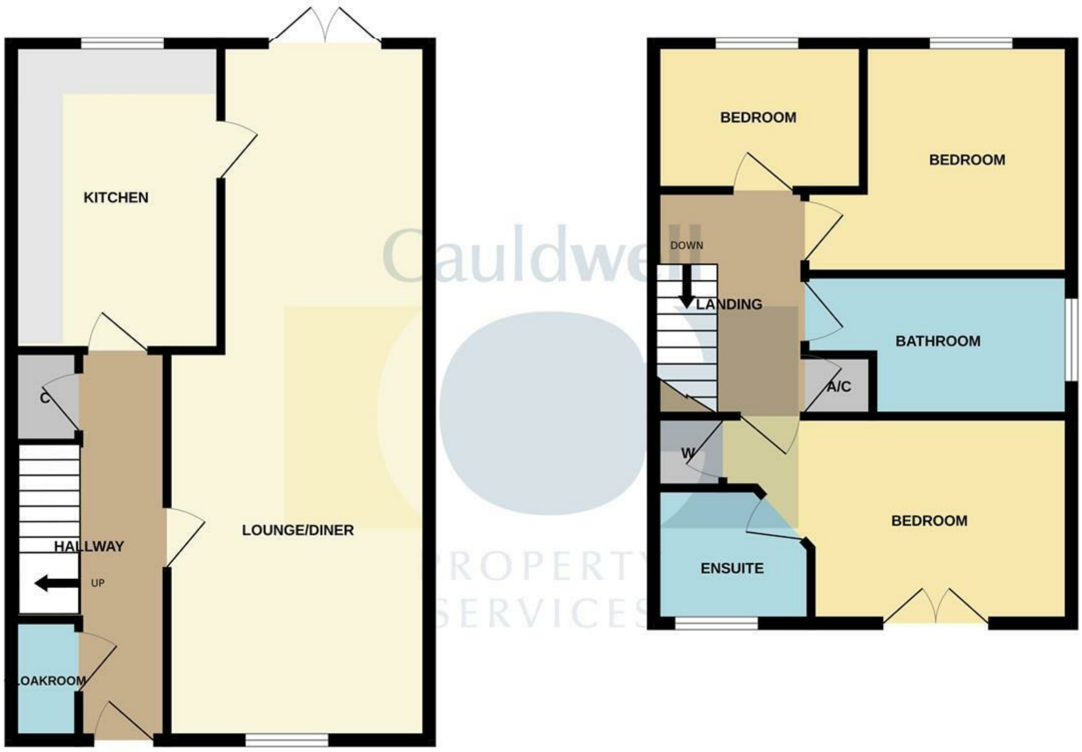
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

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

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1152sq.ft. (107.0 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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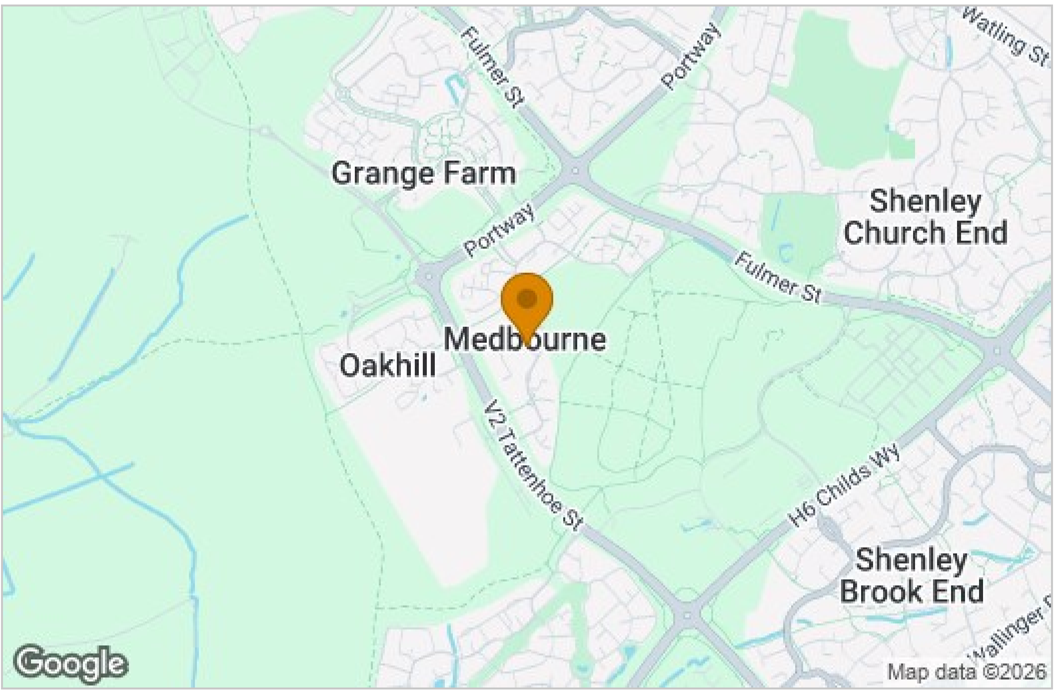
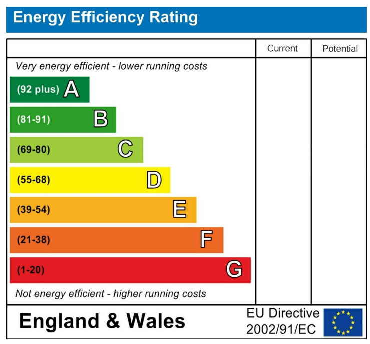
Area Map



Energy Efficiency Graph



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