Cauldwell

PROPERTY SERVICES

73 Rosemullion Avenue, Milton Keynes, MK4 3AH

£525,000

Cauldwell are delighted to offer for sale this imposing four bedroom detached family home, ideally situated within the highly sought-after area of Tattenhoe. Offering spacious and well-presented accommodation throughout, the property is perfectly suited to modern family living.

The ground floor comprises a welcoming entrance hall, downstairs cloakroom and a comfortable lounge. The heart of the home is the stylish refitted open-plan kitchen, dining and family room, complete with integrated appliances and French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining.

On the first floor, the principal bedroom benefits from a beautifully refitted en-suite shower room. There are three further well-proportioned bedrooms, with bedroom four currently utilised as a dressing room, together with a contemporary refitted family shower room.

Externally, the property enjoys an attractive enclosed rear garden featuring a substantial 20ft shed, ideal for storage, a workshop or hobbies. To the front is a double width block paved driveway providing ample off-road parking.

ENTRANCE HALL
Front entrance door. Double doors to living room. Door to kitchen/family room. Door to cloakroom. Understairs storage cupboard. Skimmed ceiling with inset lighting. Feature radiator.

KITCHEN/BREAKFAST ROOM 82'0"'26'2" x 26'2"'22'11" (25'8 x 8'7)
Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Space for Range cooker with extractor hood. Built in dishwasher, microwave and washing machine. Space for American style fridge freezer. Skimmed ceiling with inset lighting. Dual aspect with double glazed window to front and rear. Opening to family room.

FAMILY ROOM 10'5" x 10'0" (3.20 x 3.05)
Double glazed French doors to rear. Coving to skimmed ceiling. Feature radiator.

LIVING ROOM
Double glazed window to front. Feature radiator. Coving to skimmed ceiling.

FIRST FLOOR LANDING
Doors to all rooms. Access to loft.

BEDROOM ONE 12'11" x 11'3" (3.96 x 3.43)
Double glazed window to front. Radiator. Door to ensuite,.

ENSUITE
Re-fitted three piece suite comprising walk in tiled double shower cubicle, low level wc and wash hand basin. Heated towel rail. Frosted double glazed window to front. Skimmed ceiling with inset lighting. Extractor. Tiled walls and flooring. Door to bedroom four.

BEDROOM TWO 11'8" x 10'4" (3.58 x 3.15)
Double glazed window to rear. Radiator.

BEDROOM THREE 12'5" x 10'4" (3.81 x 3.17)
Double glazed window to rear. Radiator.

BEDROOM FOUR 10'7" x 8'5" (3.23 x 2.59)
Bay window to front.

FAMILY SHOWER ROOM
Re-fitted suite comprising walk in shower cubicle, low level wc and wash hand basin. Skimmed ceiling with inset lighting. Heated towel rail. Part tiled walls. Frosted double glazed window to side.

REAR GARDEN
Enclosed and laid mainly to lawn with patio area, decking area and shingle area, tree, flower and shrub borders. . Wooden fence surround. Outside shed. Gated side access.

FRONT GARDEN
Block paved driveway.

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.

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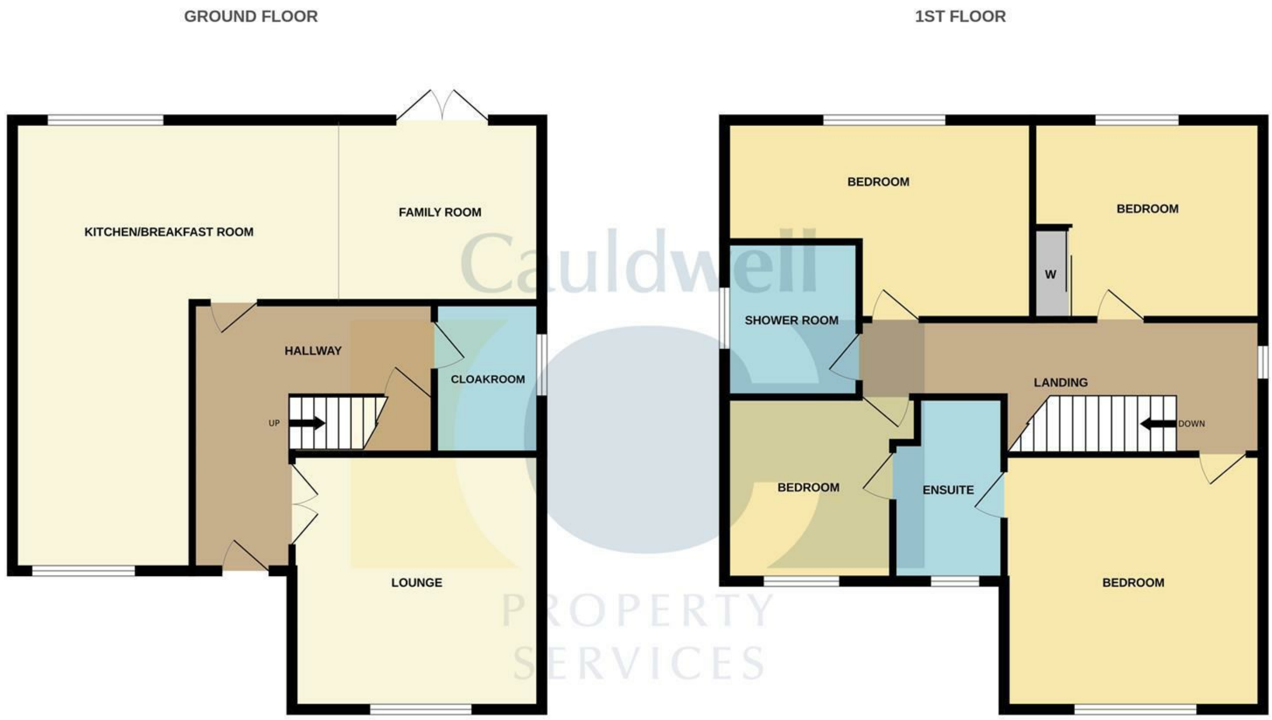
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks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



TOTAL FLOOR AREA : 1573 sq.ft. (146.1 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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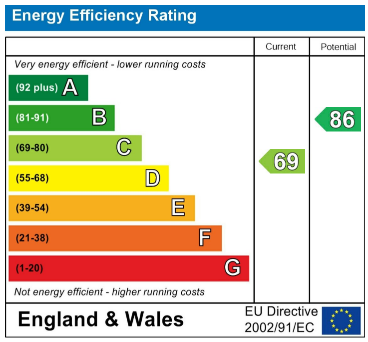
Area Map

Energy Efficiency Graph



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