



# Cauldwell

PROPERTY SERVICES



## 11 Cuckoo Hill Rise

Hanslope, Milton Keynes, MK19 7HT

Offers In The Region Of £725,000



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### ENTRANCE HALL

17'7" x 17'3" max (5.37 x 5.28 max)

Double glazed door to front. Radiator. Dog leg stairs to first floor landing with double glazed window to half landing.

### LIVING ROOM

17'7" x 12'8" (5.36 x 3.87)

Double glazed bay window to front with shutters. Two radiators. Fireplace with wood burning stove. Double doors to hallway. Decorative coving. Arch to kitchen/dining/family room.

### OPEN PLAN KITCHEN/DINING/LIVING SPACE

24'6" x 15'3" (7.49 x 4.67)

Two double glazed windows to rear. Double glazed bi folding doors to rear with inset blinds. Glass roof lantern. Two sky light windows to rear.

### KITCHEN AREA

Fitted German engineered kitchen with base and wall units with Quartz worksurfaces and upstands with one and half bowl sink drainer and Quooker tap. Electric oven, combination microwave, warming drawer, wine cooler induction hob and pop up extractor. Integral fridge freezer and dishwasher. Breakfast bar with seating area. LED lighting. Porcelain tiled flooring. Radiator. Underfloor heating. Door to utility room.

### UTILITY ROOM

9'0" x 5'5" (2.75 x 1.66)

German engineered units with Quartz worksurfaces and sink drainer unit. Plumbing for washing machine. Space for tumble dryer. Integral freezer. Extractor fan. Radiator. Porcelain tiled flooring. Understairs storage cupboard. Integral door to garage.

### OFFICE

9'2" x 8'6" (2.80 x 2.61)

Double glazed bay window to front with fitted shutters. Radiator. Cooper and fibre internet connection.

### CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Heated towel rail. Tiled flooring. Part tiled walls. Extractor fan. LED lighting.

### FIRST FLOOR LANDING

Dog leg stairs from entrance hall. Stairs to second floor landing. Radiator. Airing cupboard. Access to loft space.

### BEDROOM TWO

17'10" x 14'4" max (5.46 x 4.38 max)

Two double glazed windows to front. Two sky light windows to rear with fitted blinds. Two radiators. Built in wardrobe. Eaves storage space.

### ENSUITE

Double glazed sky light window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Electric shaver point. Extractor fan. Tiled flooring. Part tiled walls. LED lighting.

### BEDROOM THREE

12'8" x 11'5" (3.87 x 3.50)

Double glazed window to front. Walk in wardrobe.

### ENSUITE

Double glazed obscure window to rear. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Shaver point. LED lighting. Extractor fan. Tiled flooring. Part tiled walls.

### BEDROOM FOUR

13'11" x 8'7" (4.26 x 2.62)

Two double glazed windows to rear. Two radiators.

### BEDROOM FIVE

14'3" x 7'0" (4.36 x 2.14)

Double glazed window to front. Radiator.

### BATHROOM

Double glazed obscure window to side. Three piece suite comprising bath with shower attachment, close coupled wc and wash hand basin. Shaver point. LED lighting. Heated towel rail. Extractor fan. Tiled flooring. Part tiled walls.

### SECOND FLOOR LANDING

Stairs from first floor, leading to dressing area. Double glazed windows to side and front. Radiator.

### BEDROOM ONE

16'1" x 14'3" max (4.91 x 4.36 max)

Double glazed window to front. Two double glazed sky light windows to rear with fitted blinds. Eaves storage. Two radiators. Built in wardrobes. Access to loft space.

## ENSUITE

Double glazed sky light window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Shaver point. Heated towel rail. LED lighting. Fitted mirror. Extractor fan. Tiled flooring Part tiled walls.

## FRONT GARDEN

Small garden area with established shrubs and borders. Block paved driveway parking leading to double garage.

## DOUBLE GARAGE

17'9" x 20'4" (5.43 x 6.22)

Two up and over doors to front. One up and over door to rear. Composite double glazed door to rear. Sealed floor. Power and light. Central heating boiler. 32amp socket outlets suitable for EV charging.

## REAR GARDEN

Rear width porcelain tiled patio. Gated pedestrian access from side of house. A selection of manicured flower beds and borders with mature trees, plants, roses, apple tree and vegetable garden. Garden shed (8' x 6') and greenhouse (8' x 6'). Outside tap. 240v Power outlet for electric BBQ/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

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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.



## Road Map



## Hybrid Map



## Terrain Map



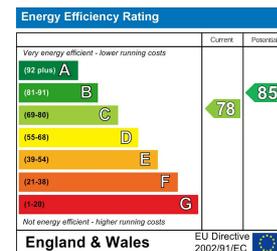
## Floor Plan



## Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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