



# Cauldwell

PROPERTY SERVICES



## 4 Farr Meadow, Milton Keynes, MK17 7AP

**£519,995**

CAULDWELL are delighted to offer for sale this stunning four-bedroom detached family home, situated within the highly sought-after Eagles Farm South development in Milton Keynes.

This exceptional home offers spacious and versatile accommodation arranged over three floors, ideal for modern family living.

The accommodation briefly comprises: a welcoming and spacious entrance hall, downstairs cloakroom, impressive dual aspect living room providing an abundance of natural light, and a superb dual aspect kitchen/dining room—perfect for both everyday living and entertaining.

To the first floor, there are two generous double bedrooms, including a principal bedroom benefiting from an en-suite shower room, along with a stylish family bathroom.

The second floor offers two further well-proportioned double bedrooms, both served by a Jack and Jill en-suite, making it an ideal space for older children or guests.

Outside, the property boasts a beautiful rear garden, offering a well-designed outdoor space. To the front, there is a driveway providing off-road parking leading to a detached garage.

## **ENTRANCE HALL**

Entrance door. Stairs to first floor. Radiator,. Under stairs storage cupboard. Double door coat cupboard. Door to kitchen/dining room, living room and cloakroom,.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Frosted double glazed window to rear. Skimmed ceiling. Extractor.

## **KITCHEN/DINING ROOM 16'2" x 10'5" (4.94 x 3.19)**

Fitted with a range of soft close wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer Built in double oven. five ring hob and extractor hood. Built in fridge freezer, dishwasher and washer dryer. Dual aspect with double glazed window to side and French doors to garden. Two double glazed windows to front. Skimmed ceiling. Under unit lightning. Concealed wall mounted boiler.

## **LIVING ROOM**

Two double glazed windows to front and side. Radiator. Skimmed ceiling.

## **FIRST FLOOR LANDING**

Stairs to second floor. Double glazed window to front. Skimmed ceiling. Door to bedroom one, two and bathroom. Radiator. Double glazed window to rear. Double door airing cupboard.

## **BEDROOM ONE 10'5" x 10'11" (3.18 x 3.35)**

Two double glazed windows to front Double glazed window to side. Triple door wardrobe. Radiator.. Skimmed ceiling. Door to ensuite.

## **ENSUITE**

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

## **BEDROOM TWO 10'4" x 9'7" (3.16 x 2.94)**

Two double glazed windows to front. Double glazed window to side. Skimmed ceiling. Radiator.

## **BATHROOM**

Three piece suite comprising paneled bath, wash hand basin and low level wc. Frosted double glazed window to side. Extractor. Skimmed ceiling. Radiator.

## **SECOND FLOOR LANDING**

Doors to bedroom three, four and Jack and Jill ensuite. Radiator. Skimmed ceiling.

## **BEDROOM THREE 11'9" x 11'7" (3.59 x 3.54)**

Double glazed window to side and double glazed sky light to front. Radiator. Door to Jack and Jill ensuite.

## **JACK AND JILL ENSUITE**

Three piece suite comprising low level wc, wash hand basin and tiled shower cubicle with wall mounted shower. Radiator. Skimmed ceiling. Extractor.

## **BEDROOM FOUR 10'4" x 11'9" (3.17 x 3.59)**

Double glazed window to side. Double glazed Sky light to front. Radiator. Skimmed ceiling.

## **REAR GARDEN**

Enclosed and laid mainly to artificial lawn with shingle and patio area. Brick and wooden fence surround. Gated side access. Outside light and tap. Service door to garage.

## **GARAGE**

Hardstanding driveway with parking for two vehicles leading to detached over sized garage with up and over door. Power and light.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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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 : 1302sq.ft. (121.0 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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