



Cauldwell

PROPERTY SERVICES



33 Blanchland Circle, Milton Keynes, MK10 9DG

£575,000

Cauldwell are delighted to offer for sale this extended four bedroom detached family home with a loft conversion, situated within the highly sought-after area of Monkston.

This exceptional home has been thoughtfully extended to provide generous and versatile accommodation throughout, making it an ideal purchase for a growing family. The accommodation briefly comprises an entrance hall, downstairs cloakroom, living room with feature fireplace, family room, playroom and an impressive refitted kitchen/dining room fitted with quartz worktops, integrated appliances and French doors leading to the rear garden.

On the first floor there are three bedrooms, including a guest bedroom with en-suite shower room, together with a modern family bathroom. The second floor has been converted to create a superb principal bedroom, benefiting from extensive eaves storage and a luxurious four-piece en-suite bathroom with both a bath & separate shower.

Outside, the property enjoys a landscaped rear garden, whilst to the front there is a driveway providing off-road parking for two to three vehicles leading to an integral garage.

Monkston is one of Milton Keynes' most desirable residential areas, proving particularly popular with families due to its excellent schooling, attractive green spaces and convenient transport links. The property is ideally

ENTRANCE HALL

Stairs to first floor. Door to living room. Radiator.

LIVING ROOM 16'6" x 10'8" (5.03 x 3.26)

Double glazed bay window to front. Coving to skimmed ceiling. Feature fireplace and surround. Open through to dining room.

DINING ROOM 10'3" x 7'8" (3.14 x 2.34)

Radiator. Double internal doors to kitchen/family/breakfast room into extension.

KITCHEN/FAMILY/BREAKFAST ROOM 23'5" x 11'9" (7.15 x 3.59)

into extension

Re-fitted with a range of wall and base units with granite worksurfaces incorporating a sink drainer and mixer tap. Built in double oven, four ring hob and extractor hood. Built in fridge freezer, dishwasher and breakfast bar. Radiator. Double glazed sky lights to rear. Double glazed French doors to rear. Double internal doors to study. Skimmed ceiling. Inset lighting. Tiled flooring.

STUDY 10'3" x 14'7" (3.14 x 4.46)

Double glazed door to garden. Understairs storage cupboard. Door to cloakroom. Door to dining room.

CLOAKROOM

Three piece suite comprising low level wc and wash hand basin with cupboard surround. Frosted double glazed window to side. Radiator.

FIRST FLOOR LANDING

Doors to bedrooms two, three, four and bathroom. Coving to skimmed ceiling. Airing cupboard. Storage cupboard.

BEDROOM TWO 11'11" x 10'11" (3.65 x 3.34)

Double glazed window to rear. Radiator. Three door built in wardrobe. 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.

BEDROOM THREE 13'1" x 8'7" (4.00 x 2.63)

Double door built in wardrobe. Double glazed window to front. Radiator. Coving to skimmed ceiling.

BEDROOM FOUR 7'6" x 9'5" (2.31 x 2.88)

Double glazed window to front. Radiator.

SECOND FLOOR LANDING

Opens to bedroom one.

BEDROOM ONE 11'11" x 13'0" (3.64 x 3.98)

Restricted head height. Double glazed window to rear. Six door fitted wardrobe. Skimmed ceiling with inset lighting. Door to ensuite.

ENSUITE

Four piece suite comprising Jacuzzi style corner bath with shower attachment, low level wc and tiled shower cubicle with shower and wash hand basin. Radiator. Tiled flooring and walls. Frosted double glazed window to side.

REAR GARDEN

Enclosed and laid mainly to lawn with hedgerow and wooden fence surround with two patio areas and gated side access. Outside tap.

FRONT GARDEN

Block paved driveway with parking for several vehicles. Hedgerow surround.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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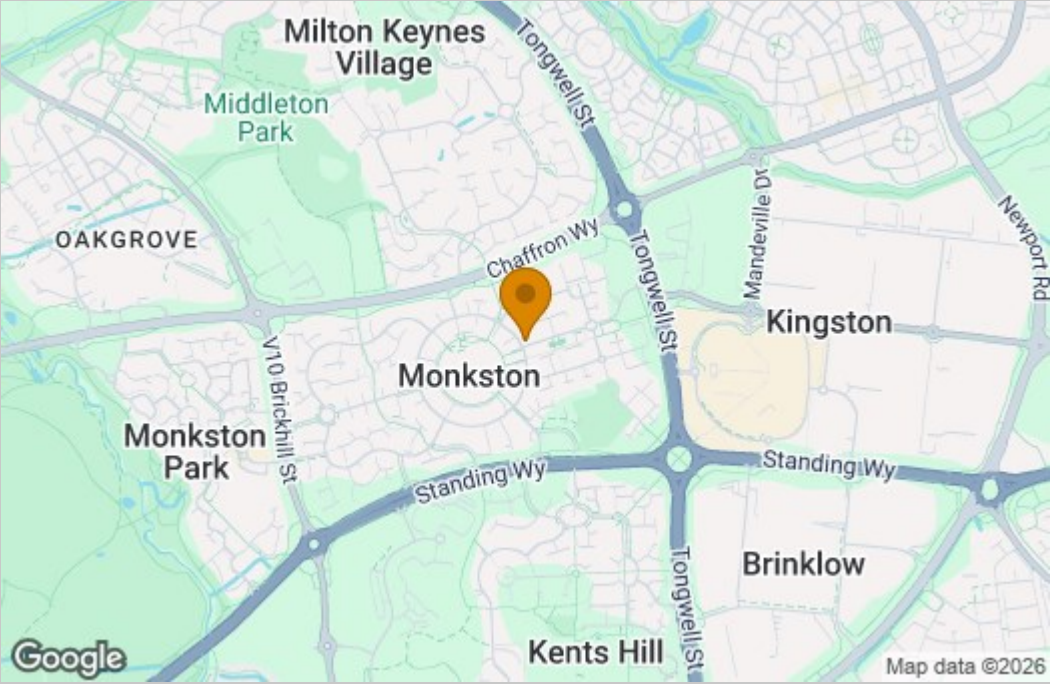
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Floor Plan

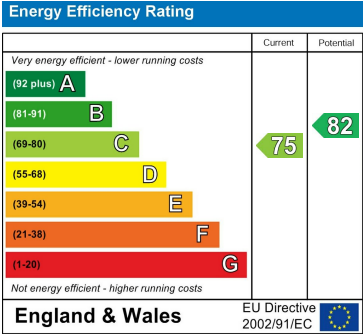


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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