



# Cauldwell

PROPERTY SERVICES



## 42 Tyhurst, Milton Keynes, MK10 9RR

**£329,995**

Cauldwell Property Services are delighted to present this stunning two-bedroom home, located in the highly sought-after area of Middleton, Milton Keynes.

The property boasts a welcoming entrance hall and a downstairs cloakroom, leading through to a stylish kitchen/breakfast room and a spacious lounge/dining room – perfect for modern living and entertaining.

Upstairs, you will find two generous double bedrooms, with the principal bedroom benefiting from its own ensuite shower room, complemented by a well-presented family bathroom.

Externally, the home offers a carport with a garage door, providing secure off-road parking and an enclosed rear garden, ideal for outdoor dining and relaxation.

Situated in a desirable residential location, Middleton is well-regarded for its excellent schools, local amenities, and convenient access to both Central Milton Keynes and M1 transport links.

Council tax band: C  
Energy rating: C

## **ENTRANCE HALL**

Entrance via front door. Stairs to first floor. Radiator. Door to kitchen. Understairs storage cupboard. Coving to skimmed ceiling. Door to cloakroom and living room.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Radiator. Skimmed ceiling with inset lighting. Extractor.

## **KITCHEN/BREAKFAST ROOM 10'7" x 6'11" (3.24 x 2.12)**

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer with mixer tap. Built in oven, four ring hob and extractor. Built in fridge freezer and slim line dishwasher. Plumbing for washing machine. Double panelled radiator. Skimmed ceiling with inset lighting.

## **LIVING ROOM 13'7" x 10'3" (4.15 x 3.14)**

Double glazed French doors to rear with double glazed windows to either side. Double panelled radiator. Coving to skimmed ceiling

## **FIRST FLOOR LANDING**

Doors to all rooms. Access to loft Double glazed window to rear.

## **BEDROOM ONE 11'9" x 10'2" (3.60 x 3.12)**

Double glazed windows to front. Double door wardrobe with sliding mirror doors. Radiator. Skimmed ceiling.

## **ENSUITE**

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

## **BEDROOM TWO 10'1" x 9'1" (3.09 x 2.79)**

Double glazed French doors to Juliette balcony to front. Built in cupboard. Skimmed ceiling Inset lighting. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath, low level wc and wash hand basin. Heated towel rail. Part tiled walls. Shaver point. Extractor. Skimmed ceiling. Frosted double glazed window to rear.

## **REAR GARDEN**

Enclosed and laid to lawn with wooden fence surround. Flower and shrub borders. Gated side access.

## **FRONT GARDEN**

Storm porch over front door.

## **CARPORT**

With up and over garage door. Block paved driveway to front.

All measurements are approximate. 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.

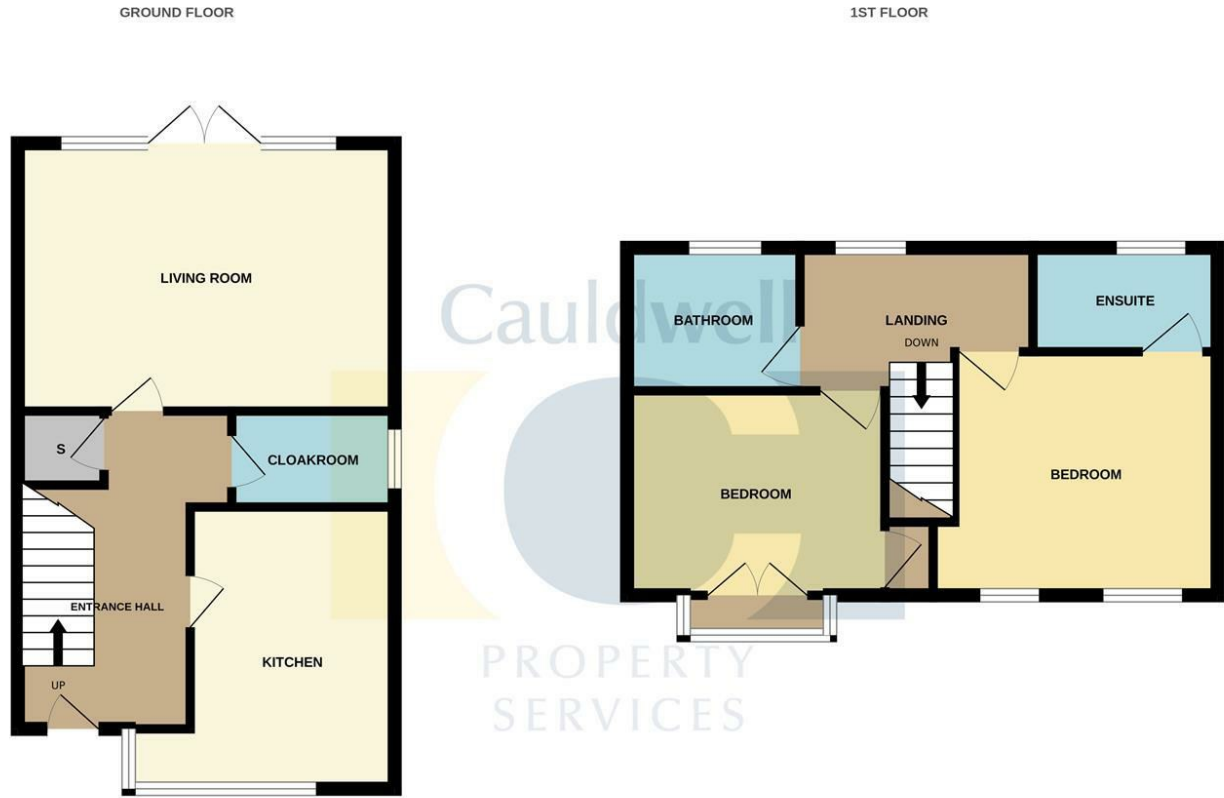
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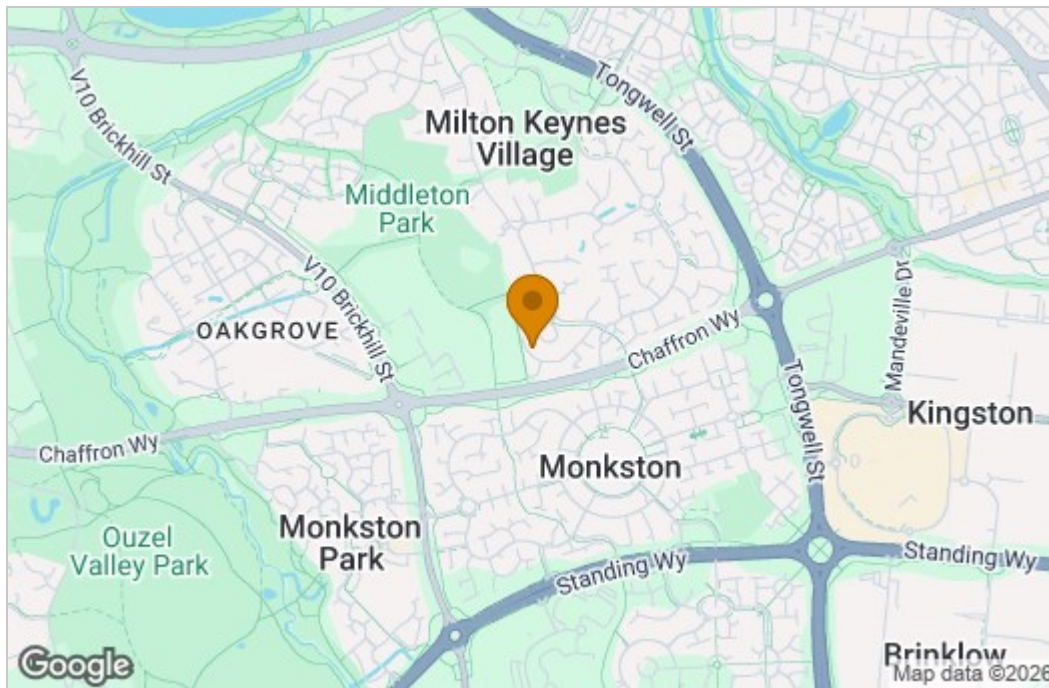
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# Floor Plan

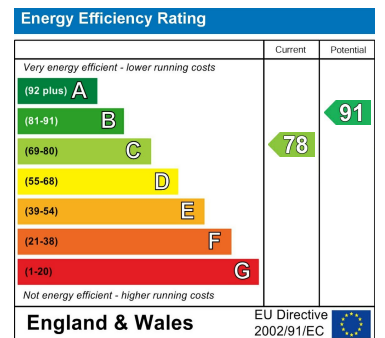


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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