Cauldwell

PROPERTY SERVICES









83 Sakura Walk, Milton Keynes, MK15 9EJ

£510,000

CAULDWELL are delighted to offer for sale this spacious and versatile four/five bedroom detached family home, pleasantly positioned within the highly sought-after development of Willen Park, Milton Keynes.

The accommodation is arranged over two floors and begins with a welcoming and generous entrance hall. The ground floor offers a bright and airy sitting room, a separate dining room which could alternatively be utilised as a fifth bedroom, and a study, making the layout ideal for modern family living or home working. Further benefits include a modern ground floor shower room, a fitted kitchen, and a useful utility room with direct access to the rear garden.

To the first floor, a well-proportioned landing leads to four double bedrooms, including a master bedroom with en-suite facilities, together with a contemporary family bathroom.

Externally, the property enjoys a private rear garden, driveway parking, and a garage, providing practical and comfortable family living.

Willen Park is one of Milton Keynes' most desirable residential areas, renowned for its attractive setting and excellent lifestyle amenities. The area offers immediate access to beautiful open green spaces, including the renowned Willen Lake, which provides scenic walking routes, watersports, and leisure facilities. Despite its tranquil feel, Willen Park is conveniently located close to Central Milton Keynes, offering an extensive range

ENTRANCE
Entrance through front door into entrance hall. Stairs to first floor. Door to study, door to living room, door to kitchen breakfast room. Door to downstairs shower room. Under stair storage cupboard. Radiator. Skimmed ceiling.

DOWNSTAIRS SHOWER ROOM
Three piece suite. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap and splash back tile. Frosted double glazed window to the side. Tiled floor. Skimmed ceiling.

LIVING ROOM 13'9" x 17'0" (4.21 x 5.2)
Measured into a double glazed bay window to the front. Two radiators. skimmed ceiling. Door through to dining room.

DINING ROOM 10'8" x 8'10" (3.26 x 2.70)
Double glazed French doors to the rear. radiator. Skimmed ceiling. Door to kitchen breakfast room.

KITCHEN BREAKFAST ROOM 16'6" x 8'9" (5.05 x 2.67)
Kitchen fitted with a range of wall and base units. Worksurfaces incorporating a stainless steel sink and drainer. Built in oven, four ring gas hob with extractor over. Plumbing for dishwasher, space for fridge freezer. Two double glazed windows to the rear. Skimmed ceiling. Opening through to utility.

UTILITY ROOM
Fitted with a range of wall and base units. work surfaces incorporating stainless steel sink and drainer. Plumbing for washing machine, Double glazed door to the side. Concealed wall mounted boiler.

STUDY 7'4" x 7'8" (2.24 x 2.34)
Double glazed window to the front. Double glazed window to the side. Skimmed ceiling. Radiator.

FIRST FLOOR LANDING
Door leading to all upstairs rooms. Double door airing cupboard housing water tank. Skimmed ceiling. Loft access.

BEDROOM ONE 10'6" x 13'0" (3.22 x 3.98)
Recessed area not measures. Double glazed window to the front. Radiator. Skimmed ceiling. Door to ensuite.

ENSUITE
Three piece ensuite. TIled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap and splash back tile. Shaver point. Skimmed ceiling. Frosted double glazed window to front.

BEDROOM TWO 13'6" x 10'2" (4.13 x 3.10)
Double glazed window to the front. Radiator. Skimmed ceiling.

BEDROOM THREE 10'5" x 11'4" (3.20 x 3.47)
Double glazed window to the rear. Radiator. Skimmed ceiling.

BEDROOM FOUR 9'1" x 10'0" (2.77 x 3.06)
Double glazed window to the rear. Radiator. Skimmed ceiling.

FAMILY BATHROOM
Three piece suite. Panelled bath with stainless steel mixer tap and shower attachment. Low level wc, wash hand basin with mixer tap with splash back tile. Extractor, shaver point. Skimmed ceiling. Frosted double glazed window to the rear. Radiator.

REAR GARDEN
Enclosed secluded rear garden laid mainly to lawn. Wooden fence panel surround. Gated side access.

GARAGE
Single garage with up and over door. Hardstanding driveway with parking for two to three vehicles.

FRONT
Flower beds. Shrubs. Path leading to front door with storm porch.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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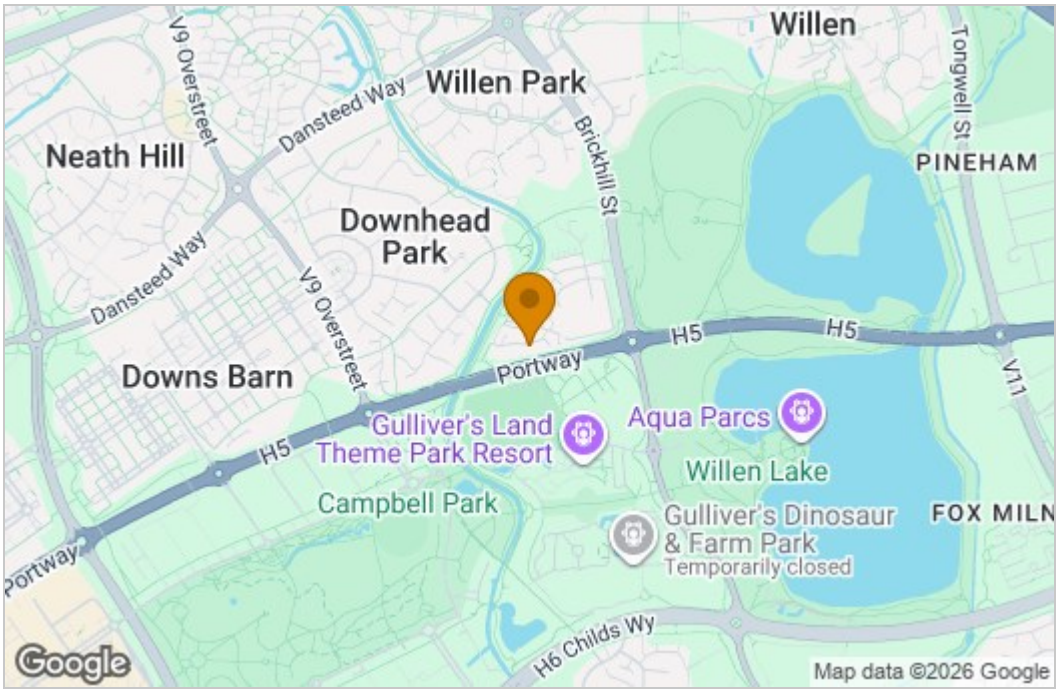
Floor Plan



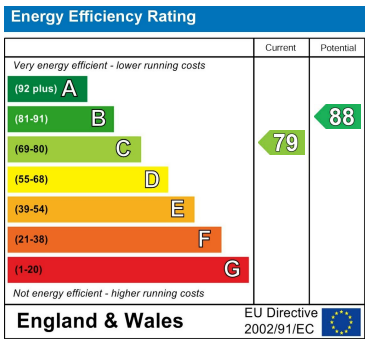
TOTAL FLOOR AREA : 1378sq.ft. (128.0 sq.m.) approx.

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



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