Cauldwell

PROPERTY SERVICES









# 10 Friesland Avenue, Milton Keynes, MK8 1DX

## £585,000

CAULDWELL are delighted to offer for sale this exceptional four double bedroom detached family home, situated in a quiet cul-de-sac in the sought after location of Whitehouse. This stunning property boasts a study, stylish modern kitchen/dining/family room with Bi-fold doors, double carport with two additional parking spaces and an attractive rear garden with porcelain patio, underfloor lighting and a fixed gazebo. Accommodation briefly comprises; entrance hall, downstairs cloakroom, living room, study, kitchen/dining/family with granite worksurfaces, first floor there are four double bedrooms, dressing room and en-suite shower room to the principle bedroom, and a family bathroom. This welcoming home is available with no upward chain. Energy rating: B. Council tax band F.

Whitehouse is a new development on the western flank of Milton Keynes, the area is increasingly popular due to the proximity to the Buckinghamshire countryside and the convenience of city living. Whitehouse Primary and Watling Academy are both highly regarded schools situated within the development, the junction to the A5 is a short drive away as is the popular market town of Stony Stratford.

## ENTRANCE HALL



Front entrance door. Tiled flooring. Stairs to first floor. Radiator. Skimmed ceiling. Understairs storage cupboard. Door to cloakroom.

## CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Tiled flooring. Radiator. Skimmed ceiling.

## KITCHEN/DINING/FAMILY ROOM



Fitted kitchen with range of soft close wall and base units with Granite worksurface incorporating stainless steel sink and mixer tap. Built in oven and hob with extractor hood. Plumbing for washing machine. Integrated fridge/freezer and dishwasher. Skimmed ceiling with inset lighting. Built in boiler. Tiled flooring. Double glazed window to rear aspect. Bi-fold doors leading to the rear garden .

## STUDY



Double glazed window to front aspect. Radiator. Tiled flooring. Skimmed ceiling.

## LOUNGE



Double glazed box bay window to front aspect. Skimmed ceiling. Tiled flooring. Television point. Two radiators.

## FIRST FLOOR LANDING

Doors to all rooms. Airing cupboard.

## BEDROOM ONE



Double glazed window to front aspect. Radiator. Skimmed ceiling. Leading to the dressing room.

## DRESSING ROOM

Mirror fronted wardrobes with sliding doors. Door do en-suite shower room.

## EN-SUITE SHOWER ROOM



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

## BEDROOM TWO

Double glazed window to front aspect. Radiator. Skimmed ceiling.

## BEDROOM THREE

Double glazing to rear aspect. Radiator. Skimmed ceiling.

## BEDROOM FOUR

Double glazing to rear aspect. Radiator. Skimmed ceiling.

## FAMILY BATHROOM



Three piece suite comprising panelled bath with shower above and shower screen, low level wc and wash hand basin. Tiled splash back. Skimmed ceiling with inset lighting,. Shaver point. Extractor. Tiled flooring. Radiator. Frosted double glazed window to side aspect.

## FRONT GARDEN

Partly laid to lawn. Path to front. Gated side access leading to the rear garden.

## REAR GARDEN





An attractive enclosed rear garden. Mainly laid to lawn with porcelain patio, underfloor lighting and fixed gazebo. Flower and shrub borders. Gated side access leading to the front.

## DOUBLE CARPORT

Double carport and an additional two parking spaces.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

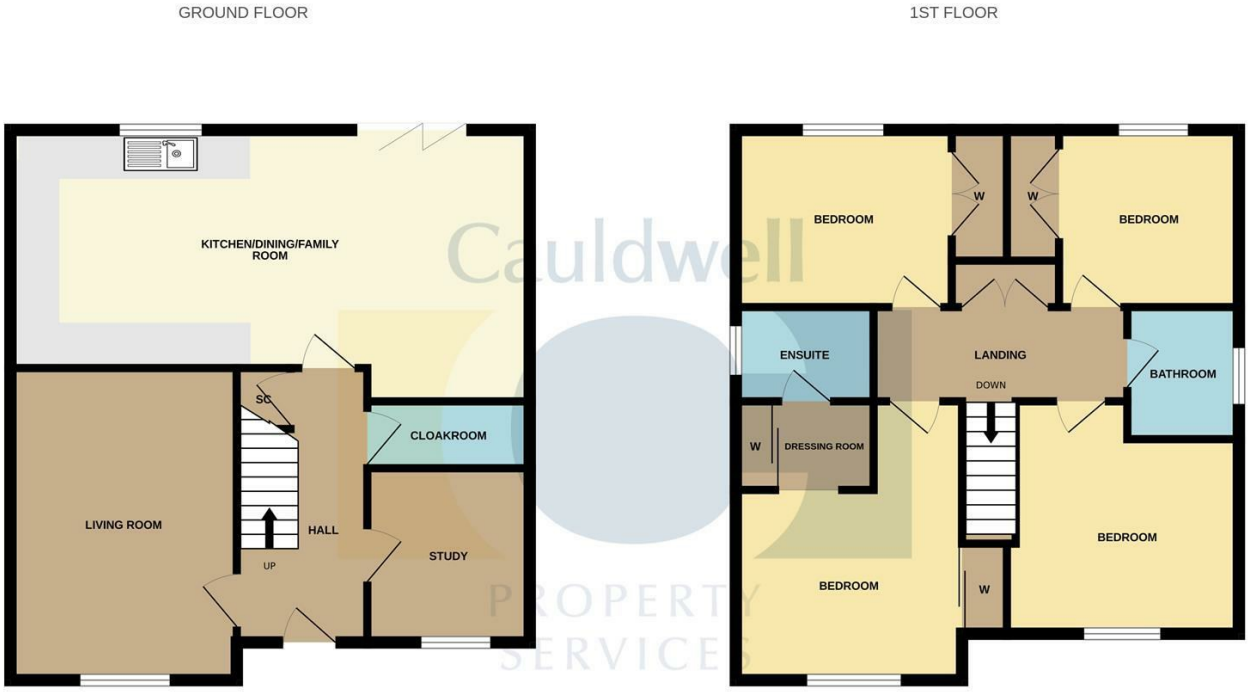
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

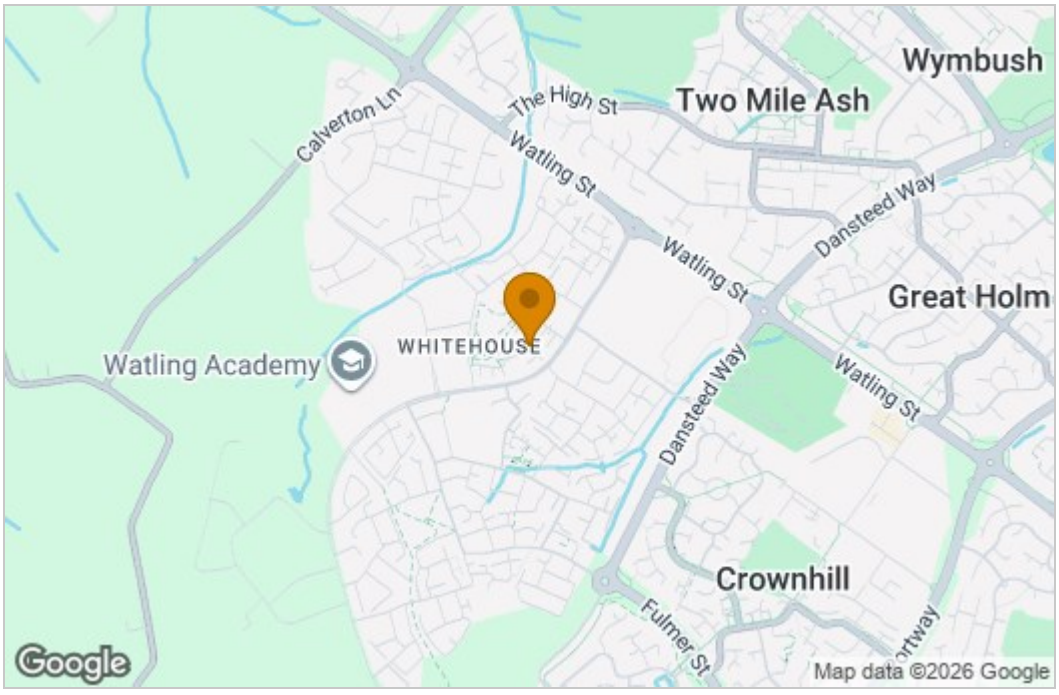
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## Floor Plan

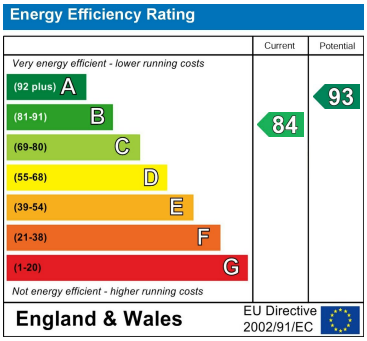



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk