



# Cauldwell

PROPERTY SERVICES



## 20 Swayne Rise, Milton Keynes, MK10 9BE

**£750,000**

Cauldwell Property Services are delighted to offer for sale this stunning five double bedroom detached family home, situated within the highly sought-after Middleton area of Milton Keynes. Boasting spacious and beautifully presented accommodation throughout, a double garage, double-width driveway and an attractive enclosed rear garden, this exceptional property offers the perfect blend of style, space and practicality for modern family living.

The accommodation begins with a welcoming entrance porch leading into a spacious entrance hall, setting the tone for the quality found throughout the home. At the heart of the property is a stunning refitted kitchen/dining room, thoughtfully designed to create a superb family and entertaining space, with an excellent range of contemporary units and generous dining areas.

Further ground floor accommodation includes a spacious living room, ideal for relaxing and entertaining, a separate study perfect for home working, a utility room and a refitted downstairs cloakroom.

The first floor provides five genuine double bedrooms, offering excellent versatility for growing families. The impressive principal bedroom benefits from a stylish refitted en-suite shower room, while the remaining bedrooms are served by a beautifully refitted four-piece family bathroom.

## **ENTRANCE PORCH**

Radiator. Double glazed windows to front. Door to entrance hall.

## **ENTRANCE HALL**

Stairs to first floor. Radiator.

## **CLOAKROOM**

Re-fitted two piece suite comprising low level wc and wash hand basin with cupboard surround. Tiled flooring. Heated towel rail. Extractor.

## **KITCHEN/DINING ROOM 22'8" x 11'0" (6.91 x 3.36)**

Fitted with a range of soft close wall and base units with worksurface incorporating stainless steel sink drainer and mixer tap. Built in double oven, four ring hob and extractor hood. Built in fridge freezer and built in dishwasher. Concealed bins. Breakfast bar. Double glazed window to rear. Double glazed French doors to rear. Double glazed window to side. Radiator. Double internal doors to living room. Skimmed ceiling. Door to utility room.

## **UTILITY ROOM**

Fitted with wall and base units with worksurface and sink drainer unit. Plumbing for washing machine and space for tumble dryer. Splash back tiling. Wall mounted boiler. Double glazed door to rear garden. Understairs storage cupboard.

## **LIVING ROOM 12'2" x 15'4" (3.72 x 4.68)**

Double glazed window to front. Feature fireplace and surround. Two radiators. Air conditioning unit.

## **FIRST FLOOR LANDING**

Doors to upstairs rooms. Airing cupboard. Access to loft

## **BEDROOM ONE 10'9" x 14'0" (3.28 x 4.29)**

Double glazed window to front. Radiator. Air conditioning unit. Double door built in cupboard.

## **ENSUITE**

Re fitted suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Heated towel rail. Tiled flooring. Skimmed ceiling. Extractor. Frosted double glazed window to front. Built in wall and floor cabinet

## **BEDROOM TWO 17'0" x 16'1" (5.19 x 4.91)**

Restricted head height  
Skimmed ceiling. Radiator.

## **BEDROOM THREE 10'10" x 10'10" (3.32 x 3.32)**

Double glazed window to front.

## **BEDROOM FOUR 11'2" x 10'9" (3.41 x 3.29)**

Double glazed window to rear. Radiator.

## **BEDROOM FIVE 8'2" x 9'11" (2.51 x 3.04)**

Triple glazed window to rear. Radiator.

## **BATHROOM**

Re-fitted five piece suite comprising panelled bath with shower attachment, low level wc and tiled shower cubicle with wall mounted shower, his and her wash basins. Part tiled walls. Tiled flooring. Skimmed ceiling. Extractor. Frosted double glazed window to rear.

## **REAR GARDEN**

Southerly facing. Enclosed and laid mainly to lawn with decking area with mature tree, flower and shrub borders. Outside lighting and tap. Brick and fence surround. Gated side access.

## **FRONT GARDEN**

Laid to lawn with hedgerow surround. Path to front door. Hardstanding double width driveway.

## **DOUBLE GARAGE**

Double up and over doors. Power and light.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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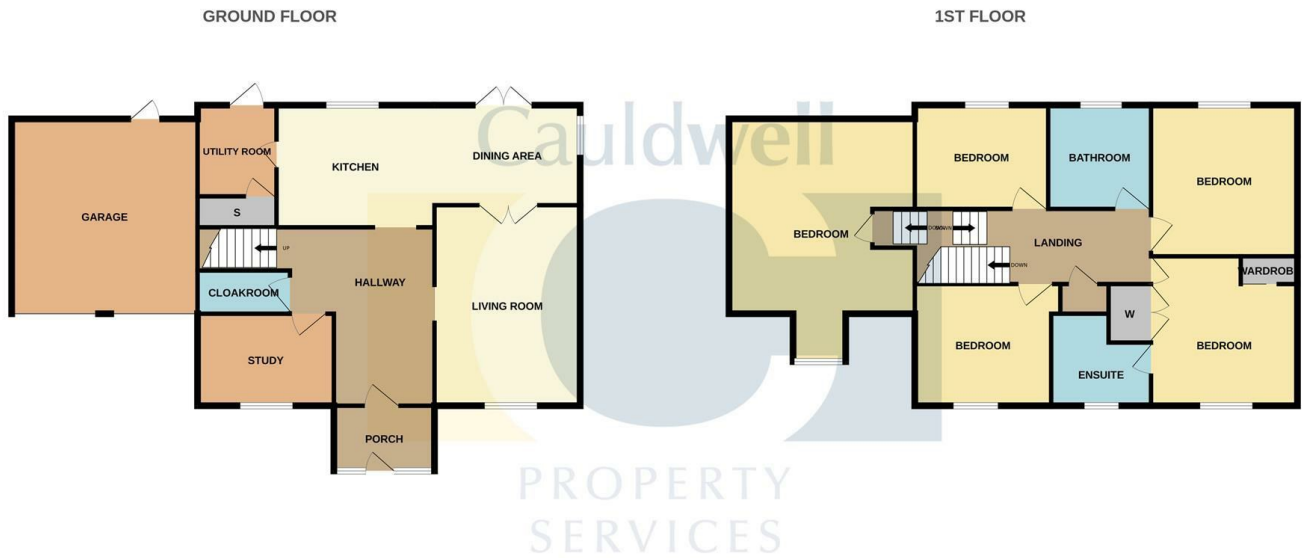
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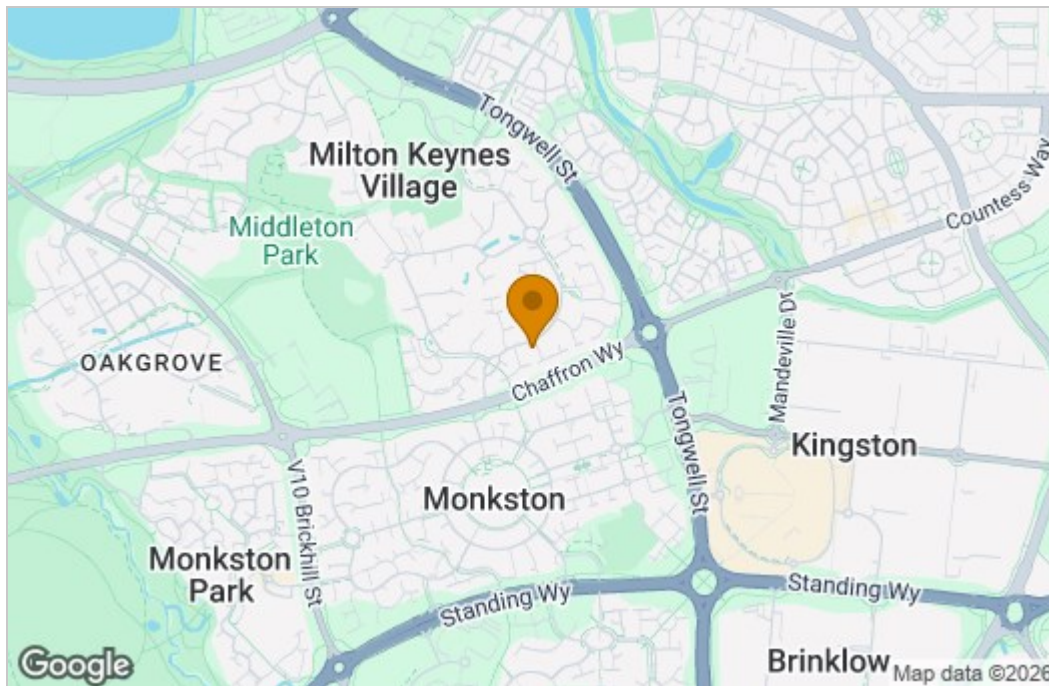
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# Floor Plan



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

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

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