Cauldwell

PROPERTY SERVICES









11 Hockliffe Brae, Milton Keynes, MK7 7BG

£439,995

Situated within a desirable residential setting, this attractive three-bedroom detached family home offers well-proportioned and versatile accommodation, complemented by a beautifully landscaped rear garden, conservatory and attached garage with a remote-controlled roller door.

The property is approached via an attractive front garden and covered entrance porch, leading into a welcoming entrance hall with access to the principal ground floor accommodation.

The spacious living room provides an ideal setting for both relaxing and entertaining, while the separate dining room offers excellent space for family dining and enjoys direct access into the conservatory. This creates a natural flow through the home and into the rear garden beyond.

The conservatory is a particularly appealing feature, providing a bright and peaceful additional reception space with delightful views across the landscaped garden. The fitted kitchen offers a practical range of storage and worktop space, while a convenient downstairs cloakroom completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms provide excellent flexibility for children,

ENTRANCE HALL
Front entrance door. Stairs to first floor. Under stairs storage cupboard. Radiator. Door to cloakroom,. living room and kitchen. Solid oak flooring. Coving to textured ceiling.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Hardwood flooring. Frosted double glazed window to front.

LIVING ROOM 13'4" x 11'5" (4.08 x 3.49)
Double doors to dining room. Double glazed window to front. Radiator. Coving to textured ceiling. Feature fireplace with electric fire and solid marble surround.

KITCHEN 11'10" x 7'9" (3.62 x 2.37)
Fitted with a range of wall and base units with roll top worksurfaces incorporating sink drainer and mixer tap. Built in double oven, four ring hob and extractor. Plumbing for washing machine and dishwasher. Wall mounted boiler. Splash back tiling. Under unit lighting. Double glazed window and door to rear. Space for fridge freezer. Tiled flooring.

DINING ROOM 9'3" x 7'11" (2.84 x 2.43)
Coving to textured ceiling. Double panelled radiator. Double doors to conservatory.

CONSERVATORY 10'9" x 9'1" (3.30 x 2.78)
Brick and UPVC double glazed construction with double glazed French doors to rear garden. Power and lighting.

FIRST FLOOR LANDING
Doors to upstairs rooms. Feature double glazed window to side. Airing cupboard housing water tank.

BEDROOM ONE 11'7" x 9'2" (3.55 x 2.81)
Double glazed window to rear. Radiator. Four door built in wardrobe. Door to ensuite.

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

BEDROOM TWO 11'7" x 9'9" (3.55 x 2.98)
Double glazed window to front. Radiator.

BEDROOM THREE 9'8" x 6'8" (2.95 x 2.05)
Double glazed window to front. Radiator.

BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Radiator. Part tiled walls. Frosted double glazed window to rear.

REAR GARDEN
Enclosed and secluded rear garden, laid mainly to lawn with patio areas. Outside shed. Service door to garage. Gated side access. Brick and wooden fence surround.

FRONT GARDEN
Laid to lawn with path to front door with storm porch over. Outside lighting. Double length driveway leading to single garage.

SINGLE GARAGE
Electric door. Power and light.

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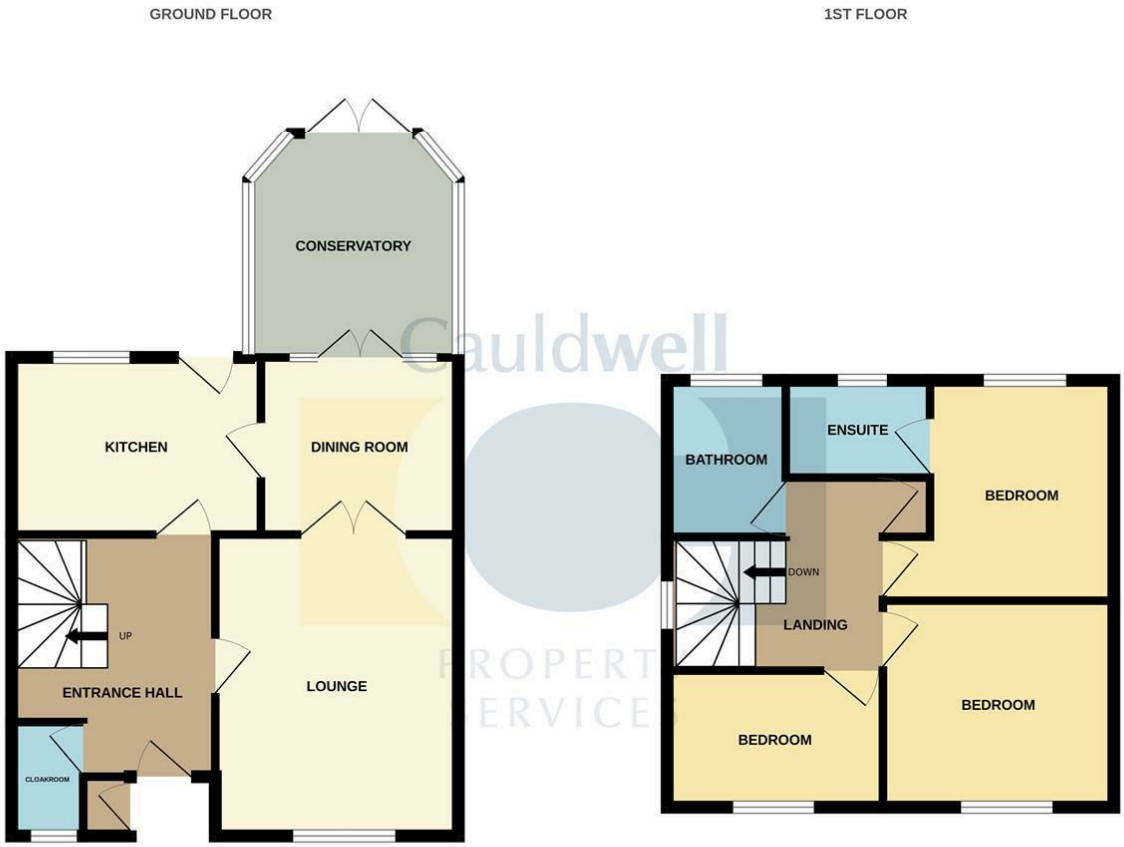
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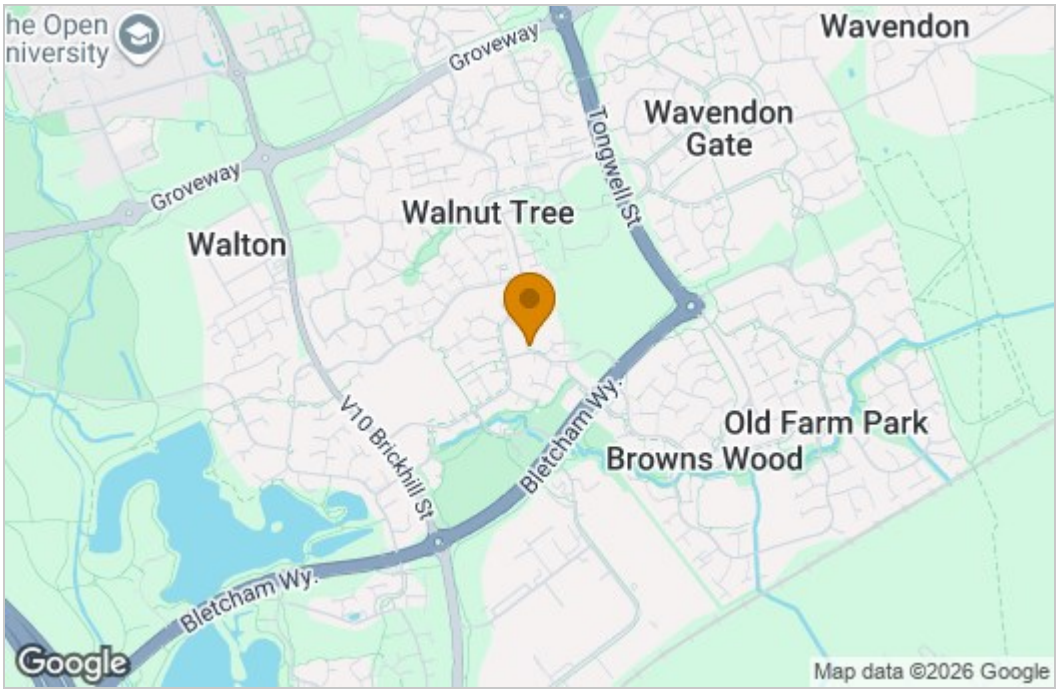
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Floor Plan

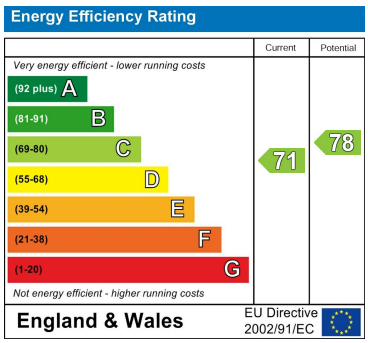


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Area Map



Energy Efficiency Graph



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