



# Cauldwell

PROPERTY SERVICES



## 1 Vienna Grove, Milton Keynes, MK13 0LQ

### £450,000

CAULDWELL are delighted to offer for sale this rarely available four-bedroom detached family home, pleasantly situated within the sought-after area of Blue Bridge, Milton Keynes. Offering generous and versatile accommodation, the property also benefits from an oversized double garage, driveway parking and excellent potential for further extension to the side, subject to the necessary planning permissions.

Internally, the accommodation begins with a welcoming entrance hall and a useful ground-floor shower room. The spacious living room provides an excellent main reception space, while the kitchen/dining room offers plenty of room for family dining and entertaining. Completing the ground floor is a conservatory, overlooking and providing access to the rear garden.

To the first floor are four well-proportioned bedrooms, making the property particularly well suited to growing families. The principal bedroom benefits from its own en-suite, with the remaining bedrooms served by a family bathroom.

Outside, the property benefits from a driveway providing off-road parking and access to an impressive oversized garage. The generous side space provides exciting scope to enlarge the existing accommodation, subject to the appropriate consents, while the enclosed rear garden offers a good degree of outdoor space.

### **ENTRANCE PORCH**

Entrance through front door into entrance porch. Double glazed window to the front. Meter cupboard.. Skimmed ceiling with inset lighting. Double internal doors to entrance hall.

### **ENTRANCE HALL**

Entrance through double internal doors. Tiled flooring. Door to kitchen dining room, door to downstairs shower room and door to living room. Coving to a skimmed ceiling. Radiator.

### **DOWNSTAIRS SHOWER ROOM**

Three piece suite. Low level wc, wash hand basin with mixer tap. Tiled shower cubicle with wall mounted shower. Travertine stone walls. Slate floor. Heated towel rail. Frosted double glazed window to the side. Skimmed ceiling.

### **LIVING ROOM 16'1" x 11'3" (4.92 x 3.44)**

Dual aspect. Double glazed window to the rear. Double glazed window to the side. Radiator. Feature fire place with log burner. Door through to dining room.

### **KITCHEN DINING ROOM 21'5" x 11'5" (6.54 x 3.48)**

Kitchen is fitted with a range or wall and base units, Roll top worksurface incorporating a double sink with mixer tap. Space for free standing cooker with extractor over. Built in washing machine. Breakfast bar. Double glazed window to the front. Double glazed door to the side. Sliding double glazed door to the conservatory. Stairs to first floor. Radiator.

### **CONSERVATORY 11'2" x 11'5" (3.42 x 3.50)**

Single glazed construction with French doors to the rear garden.

### **FIRST FLOOR LANDING**

Doors to all upstairs rooms. Coving to skimmed ceiling. Airing cupboard housing water tank.

### **BEDROOM ONE 11'7" x 10'7" (3.54 x 3.24)**

Double glazed window to the rear. Radiator. Built in cupboard with shelving. Coving to a skimmed ceiling. Door to ensuite.

### **ENSUITE**

Three piece suite. Tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin. Shaver point. Extractor. Skimmed ceiling. Tiled floor. Part tiled walls. Frosted double glazed window to the side. Radiator.

### **BEDROOM TWO 11'10" x 8'5" (3.61 x 2.57)**

Double glazed window to the rear. Radiator. Built in cupboard with shelving. Coving to a skimmed ceiling.

### **BEDROOM THREE 9'4" x 6'6" (2.85 x 2.0)**

Double glazed window to the front. Radiator. Coving to skimmed ceiling. Fitted bedroom furniture.

### **BEDROOM FOUR 8'0" x 9'9" (2.45 x 2.99)**

Double glazed window to the front. Radiator. Coving to skimmed ceiling.

### **FAMILY BATHROOM**

Free standing bath with telephone style mixer tap with shower attachment. Low level wc, wash hand basin. Tiled walls. Tiled floor. Frosted double glazed window to the front.

### **REAR GARDEN**

Enclosed wrap around rear garden laid mainly to lawn. Mixture of brick wall and wooden fence surround,. Service door to garage. Gated side access.

### **FRONT**

Front garden. Part block paved with space for 2 cars and part lawn. Hedge surround. Over sized single garage with up and over door. Power and light.

### **GARAGE**

Over sized single garage with up and over door. Power and light.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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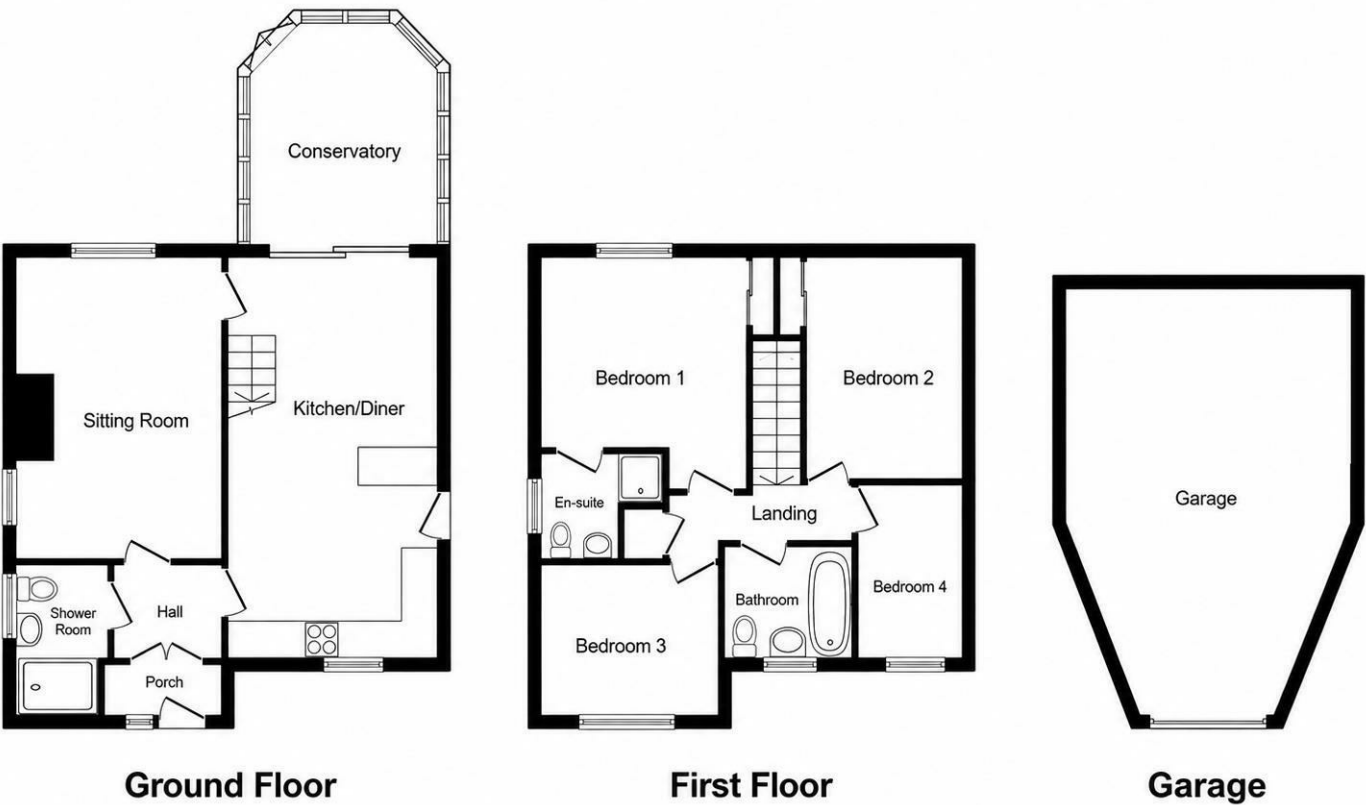
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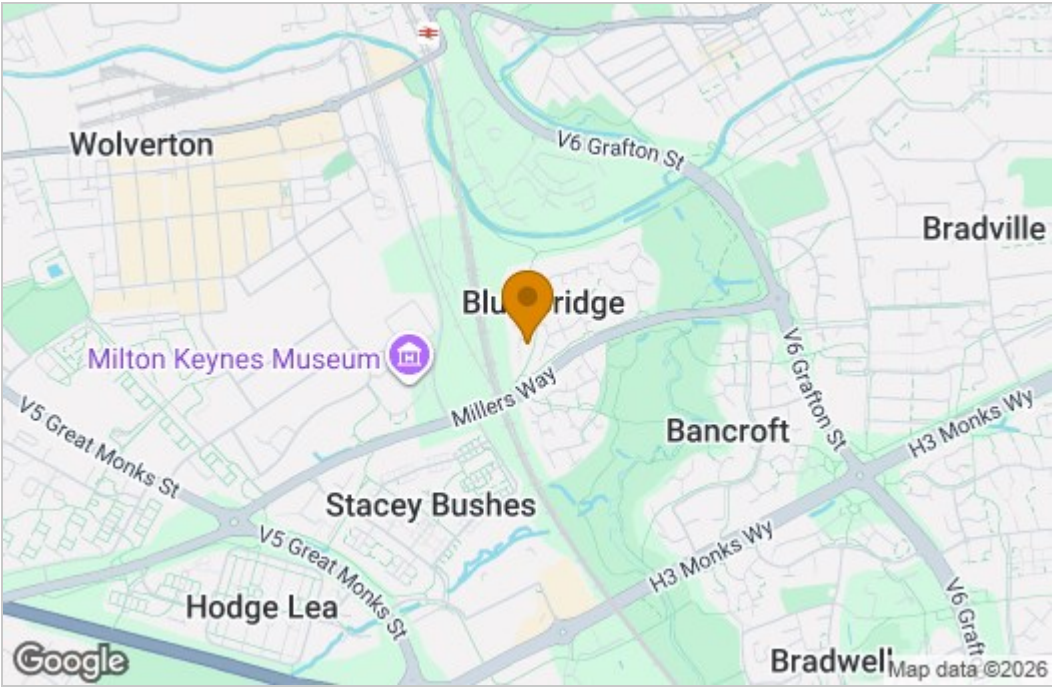
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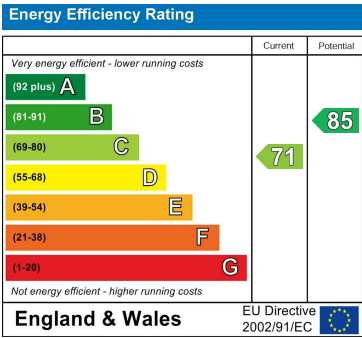
Floor Plan



Area Map



Energy Efficiency Graph



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