



# Cauldwell

PROPERTY SERVICES



## 5 Butterfield Close

Woolstone, Milton Keynes, MK15 0BZ

£775,000



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## ENTRANCE PORCH

Composite double glazed window to side. Double glazed window to front. Glass panelled inset door to entrance hall. Radiator. Coat and shoe storage cupboard;

## ENTRANCE HALL

Stairs to first floor landing. Internet point. Radiator. Mosaic tiled Karndean flooring.

## LIVING ROOM

15'4" x 10'7" (4.68 x 3.24)

Double glazed window to rear. Double glazed French doors to rear. Radiator. Television point. Fitted shelving and storage cupboards

## FAMILY ROOM

14'11" x 9'8" (4.55 x 2.96)

Double glazed window to front. Two double glazed windows to side. Radiator.

## KITCHEN/DINING/FAMILY ROOM

20'1" x 17'9" (6.13 x 5.43)

Two double glazed windows to front. Two sets of bi folding doors to rear with inset blinds. Re-fitted with a range of contrasting colour wall and base units with Indian Granite worksurfaces incorporating sink unit. LED lighting. Central breakfast bar island with base units inset LED lighting and Granite worksurface. Induction hob with ceiling mounted extractor fan and hanging lights. Integral dishwasher, washer dryer, full height fridge and full height freezer and wine cooler with additional integral under counter fridge. Electric oven, combi grill oven. LED lighting with cool white or warm options. Vertical radiator. Karndean flooring.

## CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin. Radiator. Tiled flooring.

## FIRST FLOOR LANDING

Stairs from entrance hall. Access to boarded loft space via loft ladder. Airing cupboard housing megaflow cylinder. Radiator.

## BEDROOM ONE

13'0" x 10'8" (3.98 x 3.26)

Double glazed window to front and side. Radiator. Door to ensuite.

## ENSUITE

Double glazed obscure window to rear. Double shower cubicle with wall mounted shower, wash hand basin in vanity surround and close coupled wc. Shaver point. Heated towel rail. Tiled flooring.

## BEDROOM TWO

9'5" x 9'8" (2.88 x 2.96)

Double glazed window to front. Radiator. Two eaves storage cupboards.

## BEDROOM THREE

12'11" x 9'9" (3.96 x 2.99)

Double glazed window to rear. Radiator. Fitted wardrobes.

## BEDROOM FOUR

10'5" x 8'3" (3.20 x 2.54)

Double glazed window to front. Radiator. Eaves storage cupboard.

## BEDROOM FIVE

10'11" x 9'6" (3.34 x 2.91)

Double glazed window to rear. Radiator.

## BATHROOM

Double glazed obscure window to rear. 'P' shaped bath with mixer tap and shower over with glass screen, wash hand basin in vanity surround and close

coupled wc. Electric shaver point. Inset shelving with light. Heated towel rail. Tiled flooring.

## FRONT GARDEN

Block paved driveway parking.

## GARAGE

Electric roller door to front. Power and light.

## REAR GARDEN

Rear width sandstone patio area Part walled. Laid to lawn and second patio area. Mature flower beds and borders. Outside tap and power. Gated access to front.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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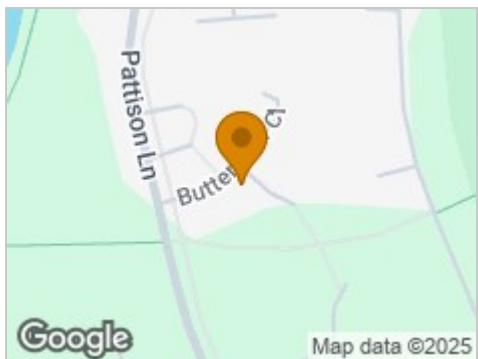
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## Road Map



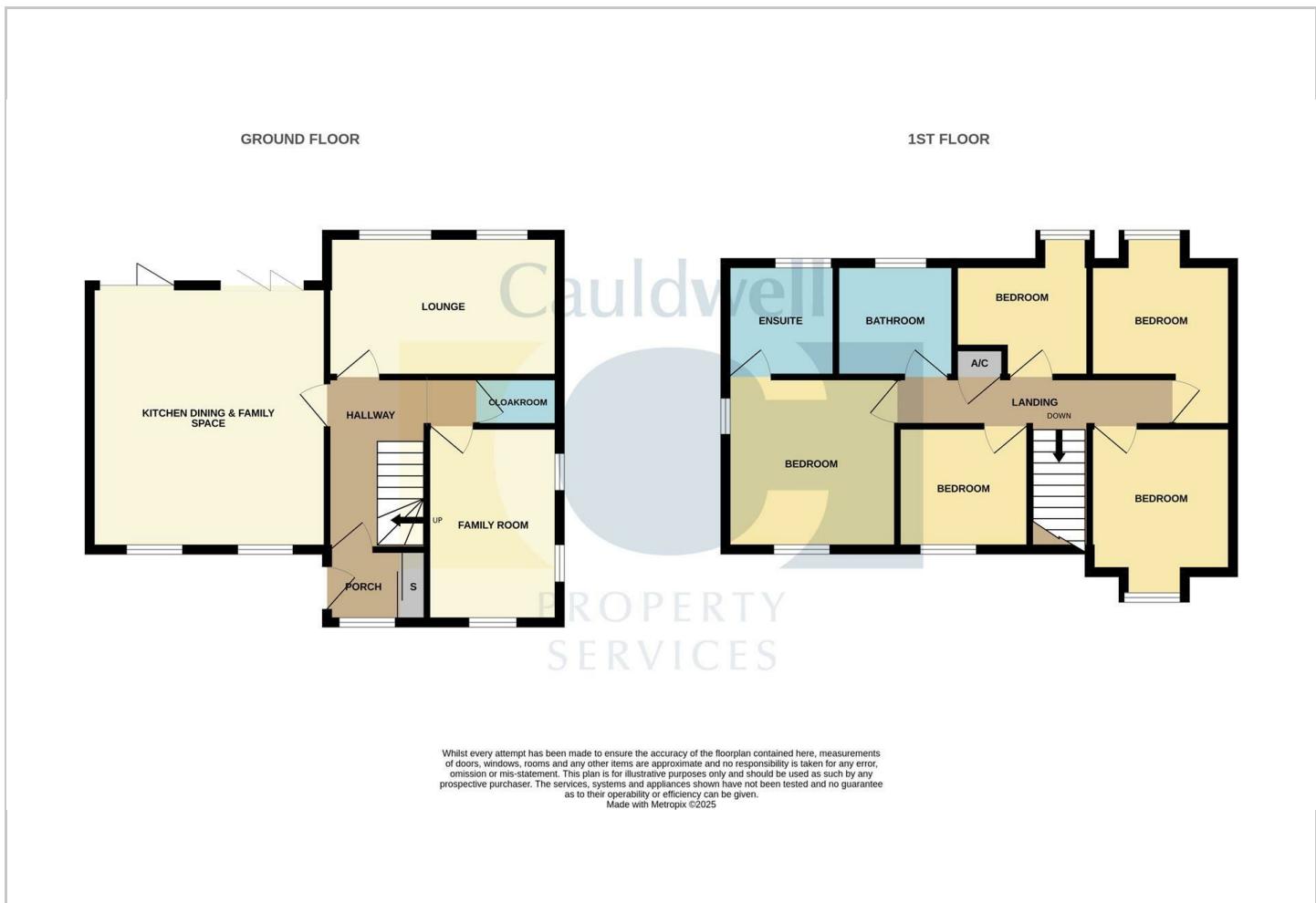
## Hybrid Map



## Terrain Map



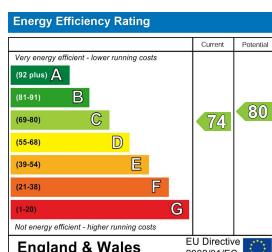
## Floor Plan



## Viewing

Please contact our Cauldwell Property Sales Office on 01908 304480 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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