



# Cauldwell

PROPERTY SERVICES



## 21 Gloucester Gate

Broughton, Milton Keynes, MK10 7BX

£535,000



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## ENTRANCE HALL

Double glazed composite door to side. internet point. Stairs to first floor with understairs storage. Radiator.

## FAMILY ROOM

16'2" x 9'8" (4.94 x 2.97)

Double glazed window to side. Double glazed French doors and window to rear. Two radiators. Television point.

## CLOAKROOM

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

## KITCHEN/DINING ROOM

13'3" x 16'1" (4.05 x 4.92)

Double glazed window to front and side with fitted shutters. Fitted with a range of wall and base units with worksurfaces incorporating sink drainer unit. Electric oven and five ring gas hob with extractor hood over. Plumbing for dishwasher and washing machine. Space for American style fridge freezer. Under cupboard lighting. Radiator. Wall mounted boiler.

## FIRST FLOOR LANDING

Stairs to second floor landing. Radiator. Airing cupboard.

## LIVING ROOM

18'2" x 13'3" max into bay (5.54 x 4.06 max into bay)

Double glazed bay window to front and side with fitted shutters. Two radiators. Television point. Double door to study.

## STUDY

8'1" x 9'4" (2.47 x 2.87)

Double glazed French doors to front with Juliette balcony. Radiator.

## BEDROOM FOUR

14'4" x 8'11" max (4.37 x 2.73 max)

Double glazed windows to rear and side. Two radiators. Two sets of built in double wardrobes.

## BATHROOM

Double glazed obscure window to rear. Four piece suite comprising bath, shower cubicle with mains shower., wash hand basin and close coupled wc. Radiator. Extractor fan.

## SECOND FLOOR LANDING

Stairs from first floor landing. Access to loft space. Radiator.

## BEDROOM ONE

14'1" x 16'2" max (4.31 x 4.94 max)

Double glazed window to side. Double glazed French doors to front leading to balcony area. Fitted wardrobes. Radiator. Door to ensuite.

## ENSUITE

Double glazed obscure window to front. Three piece suite comprising double shower cubicle with mains shower., wash hand basin and close coupled wc. Shaver point. Extractor fan. Radiator.

## BEDROOM TWO

12'9" x 11'3" max (3.89m x 3.43m max)

Double glazed window to rear. Radiator.

## BEDROOM THREE

11'11" x 9'6" (3.65 x 2.91)

Double glazed window to rear and side. Radiator. Jack and Jill door to bathroom.

## BATHROOM

Double glazed obscure window to rear. Four piece suite comprising bath with mixer tap, shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Door to bedroom three.

## FRONT GARDEN

Mature shrubs and trees with wrought iron railings.

## GARAGE

Up and over door to front. Power and light.

Tel: 01908 304480

## CAR PORT

Parking for two vehicles.

## REAR GARDEN

Landscaped and matured with rear patio area and lawn. Further circular patio with mature flower beds, borders and foliage. Gated access to front. Gated access to driveway. Outside tap. Timber shed. Part walled.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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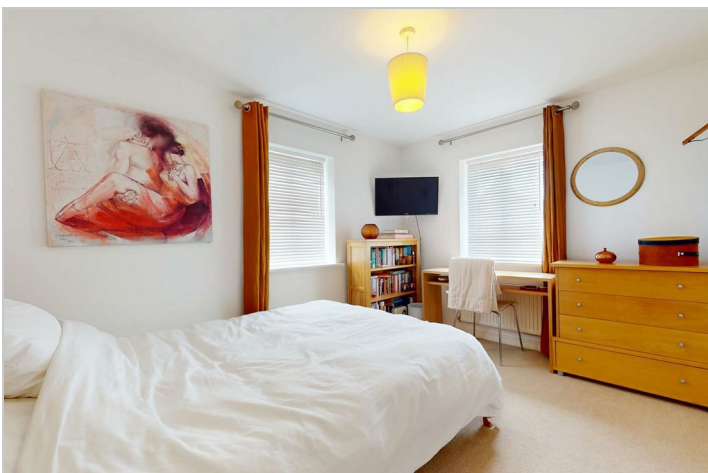
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## Road Map



## Hybrid Map



## Terrain Map



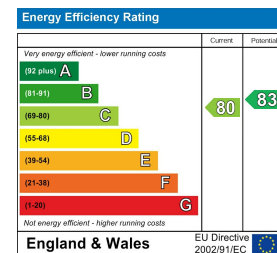
## Floor Plan



## 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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