Cauldwell

PROPERTY SERVICES



10 Dartmouth Drive

Broughton, Milton Keynes, MK10 9WH

£725,000

4 2 3 B





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ENTRANCE HALL
Stairs to first floor. Radiator. Skimmed ceiling. Door to living room, kitchen/family/dining room , cloakroom and study. Radiator. Amtico flooring.

LIVING ROOM
12'3" x 11'8" (3.75 x 3.56)
Double glazed window to front and side. Feature electric fire. Skimmed ceiling. Radiator.

FAMILY ROOM/STUDY
12'0" x 9'8" (3.66 x 2.97)
Dual aspect double glazed window to front and side. Radiator.

KITCHEN/FAMILY/DINING ROOM
16'2" x 14'7" (4.95 x 4.45)
Double glazed window and door to rear. Fitted with a range of wall and base units with marble worksurface incorporating sink drainer and Quooker tap. Built in double oven, fridge freezer and dishwasher. Central island unit with five ring induction hob and central extractor fan. Under unit lighting. Amtico flooring. Open to breakfast room.

BREAKFAST ROOM
11'7" x 10'4" (3.55 x 3.17)
Feature glazed roof. Double glazed bi fold doors to rear. Radiator.

UTILITY ROOM
6'5" x 7'11" (1.96 x 2.42)
Fitted with range of wall and base units with marble worksurface incorporating sink drainer and mixer tap. Plumbing for washing machine and tumble dryer. Concealed wall mounted boiler. Double glazed window to side. Radiator. Skimmed ceiling.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Amtico flooring. Part tiled walls. Skimmed ceiling Extractor.

FIRST FLOOR LANDING
Doors to upstairs rooms. Skimmed ceiling. Double glazed French doors to Juliette balcony to front. Radiator. Airing cupboard housing water tank. Access to boarded loft space.

BEDROOM ONE
16'1" x 14'9" (4.92 x 4.50)
Dual aspect room with two double glazed windows to rear and double glazed window to side. Double height skimmed ceiling. Six door fitted wardrobe. Radiator. Door to ensuite.

ENSUITE
Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Part tiled walls. Tiled flooring. Heated towel rail. Skimmed ceiling. Inset lighting. Extractor.

BEDROOM TWO
8'2" x 9'11" (2.50 x 3.03)
Dual aspect double glazed window to front and side Radiator. Four door fitted wardrobe. Door to Jack and Jill bathroom.;

BEDROOM THREE
12'4" x 9'1" (3.78 x 2.78)
Double glazed window to front. Radiator. Four door fitted wardrobe. Skimmed ceiling.

BEDROOM FOUR
12'7" x 9'1" (3.86 x 2.78)
Double glazed window to rear aspect. Radiator. Skimmed ceiling.

FOUR PIECE BATHROOM
Double tiled shower cubicle with wall mounted shower, low level wc, wash hand basin and panelled bath. Part tiled walls. Skimmed ceiling. inset lighting. Extractor. Heated towel rail. Frosted double glazed window to side.

REAR GARDEN
Enclosed and laid to lawn with brick and wooden fence surround. Outside power, light and tap. Gated side access. Service door to garage. Flower tree and hedge borders.

FRONT GARDEN
Hedgerow surround. Storm porch. Exterior lighting.

DOUBLE GARAGE
Electric door. Power and light. Resin flooring.

All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.









Road Map



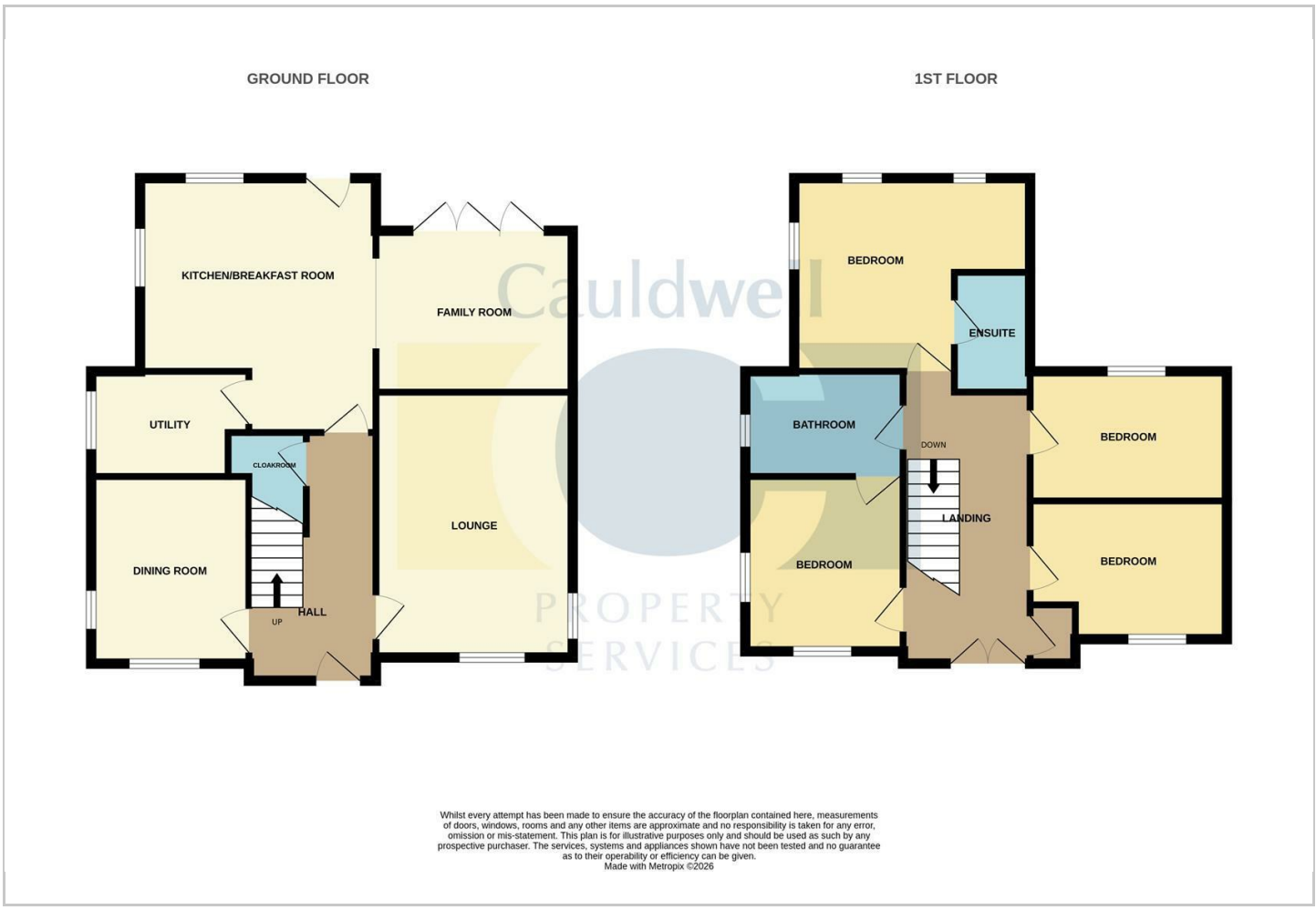
Hybrid Map



Terrain Map



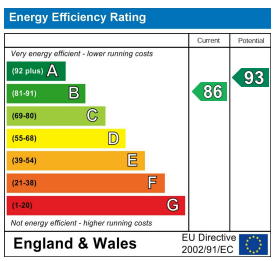
Floor Plan



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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