

# Cauldwell

PROPERTY SERVICES



## 42 Bowland Drive, Milton Keynes, MK4 2DN

### £665,000

Stunning FIVE BEDROOM Detached Home in Emerson Valley, Milton Keynes

Cauldwell Property Services are delighted to offer for sale this beautifully presented five-bedroom detached residence, situated in the highly sought-after Emerson Valley area of Milton Keynes.

The accommodation comprises a welcoming entrance hall, a cloakroom, a spacious living room, and a separate study. The highlight of the ground floor is the impressive open-plan refitted kitchen/family/dining room, finished with granite work surfaces and designed for modern living and entertaining.

Upstairs, the property offers five generous double bedrooms, a refitted family bathroom, and a refitted en-suite to the principal bedroom.

The enclosed rear garden is laid mainly to lawn and offering a variety of attractive features. A glazed veranda with composite decking provides a stylish covered seating area, complemented by additional tiled and decked areas ideal for outdoor dining and entertaining. The garden is enhanced by mature trees, flower and shrub borders, and benefits from outside power, lighting, enjoying high degree of privacy, making it a perfect space for relaxation., as well as well-maintained front gardens. A double width driveway provides off-road parking and leads to a double garage.



## **ENTRANCE**

Entrance through front door into entrance porch. Two frosted double glazed windows to the front. Radiator. Door to entrance hall. Entrance hall has stairs to first floor. Door to kitchen family dining room. Door to living room. Door to study. Door to cloakroom. Radiator.

## **CLOAKROOM**

Two piece suite. Low level wc, wash hand basin with mixer tap. Radiator. Extractor.

## **STUDY 9'8 x 7'7 (2.95m x 2.31m)**

Double glazed window to the front. Radiator.

## **LIVING ROOM 15'3 x 12' 3 (4.65m x 3.66m 0.91m)**

Two double glazed windows to the front. Fireplace and surround. Radiator. Double doors leading to kitchen family dining room.

## **KITCHEN FAMILY DINING ROOM 22'8" x 10'10" (6.91 x 3.32 )**

Kitchen area fitted with a range of soft close wall and base units. Granite work surface incorporating sink and drainer with mixer tap. Built in oven. Built in microwave, five ring stainless steel gas hob and extractor. Under unit lighting. Built in dishwasher, Drinks fridge. Breakfast bar. Water softener. Double glazed window to the rear. Double glazed French doors to the rear. Tiled floor. Coving to a skimmed ceiling with inset lighting. Door to utility room.

## **UTILITY ROOM**

Fitted with wall units. Work surfaces. Plumbing for washing machine, space for tumble dryer. Wall mounted boiler. Double glazed door to the rear. Under stair storage cupboard. Door to double garage. Skimmed ceiling. Tiled floor. Radiator.

## **FIRST FLOOR LANDING**

Doors to all upstairs rooms. Loft access. Airing cupboard which houses water tank.

## **BEDROOM ONE 14'0" x 10'8" (4.28 x 3.27)**

Double door built in cupboard. Double glazed window to the front. Door to refitted ensuite.

## **REFITTED ENSUITE**

Three piece suite. Double tiled shower cubicle with wall mounted shower. Low level wc, wash hand basin with mixer tap and cupboard surround. Tiled walls. Chrome towel rail. Frosted double glazed window to the front. Skimmed ceiling. Inset lighting.

## **BEDROOM TWO 16'10" x 11'1" (5.14 x 3.39)**

Double glazed window to the front. Radiator. Measured into restricted head height,

## **BEDROOM THREE 11'1" x 10'9" (3.39 x 3.28)**

Double glazed window to the rear. Radiator.

## **BEDROOM FOUR 10'11" x 10'8" (3.34 x 3.27)**

Double glazed window to the front. Radiator.

## **BEDROOM FIVE 8'1" x 9'11" (2.47 x 3.03)**

Double glazed window to the rear. Radiator.

## **REFITTED FAMILY BATHROOM**

Three piece suite. Panelled bath with mixer tap with shower over. Low level wc, wash hand basin with mixer tap. Tiled walls. Skimmed ceiling with inset lighting. Frosted double glazed window to the rear. Chrome towel rail.

## **FRONT**

Front garden laid to lawn. Pathway to front door. Double width driveway leading to double garage.

## **DOUBLE GARAGE**

Double up and over doors. Power and light.

## **REAR GARDEN**

Enclosed rear garden laid mainly to lawn. Glazed veranda with a composite deck. Tiled area. Decking area. gated side access. Mature tree, flower and shrub borders. Outside power, lighting and tap. Service door to double garage. Garden offers high degrees of privacy. Gated side access.

All measurements are approximate. 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.

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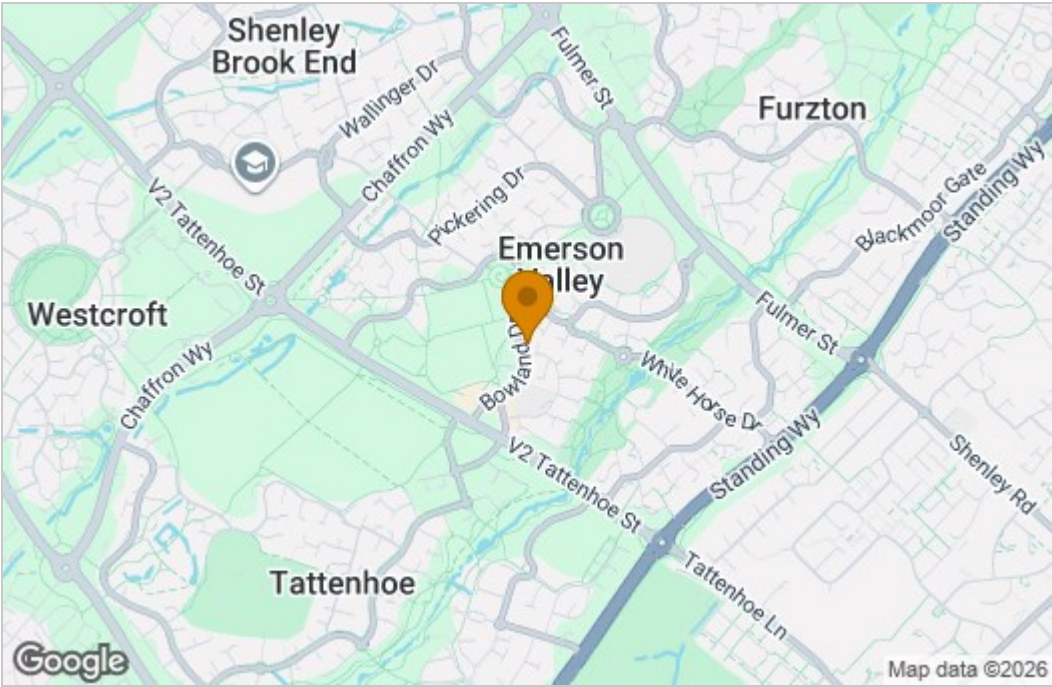
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Floor Plan

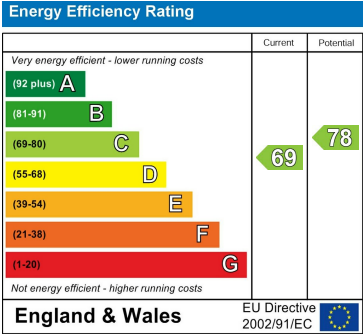


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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