



# Cauldwell

PROPERTY SERVICES



## 30 Garthwaite Crescent, Milton Keynes, MK5 7AX Offers Over £700,000

Cauldwell Property Services are delighted to offer for sale this substantial five-bedroom detached family home, situated within the highly sought-after Shenley Brook End area of Milton Keynes. Offering approximately 1,780 sq. ft. of versatile accommodation, this impressive home combines generous living space with a superb location close to excellent schooling and local amenities.

The accommodation begins with a welcoming entrance hall leading to a spacious dual-aspect sitting room featuring a charming box bay window and contemporary fireplace. Double doors open into the separate dining room, creating an ideal layout for both family living and entertaining. The well-appointed kitchen/breakfast room enjoys views over the rear garden and benefits from a comprehensive range of fitted units, Corian work surfaces and an extensive selection of integrated appliances, while French doors provide direct access to the patio. A separate utility room and downstairs cloakroom complete the ground floor accommodation.

The first floor offers five bedrooms, comprising four doubles and a generous single bedroom. The principal bedroom features a dressing area with fitted wardrobes and a stylish en-suite shower room. Bedroom two also benefits from its own en-suite, while the remaining bedrooms are served by a spacious four-piece family bathroom.

Externally, the property enjoys an attractive frontage with a lawned garden and mature planting. A driveway provides off-road parking for two vehicles and leads to the integral double garage with power and lighting. To the rear, the enclosed garden offers a patio seating area and lawn, providing an excellent space for outdoor entertaining and family enjoyment.

## **ENTRANCE HALL**

Stairs to first floor. Radiator. Double glazed window to front. Hardwood flooring. Door to kitchen/breakfast room and living room.

## **LIVING ROOM 12'1" x 18'10" (3.70 x 5.75)**

Into bay

Double glazed bay window to front. Feature log burner. Fireplace. Coving to skimmed ceiling. Two radiators. Double internal doors to dining room.

## **DINING ROOM 12'0" x 10'4" (3.68 x 3.15)**

Double glazed window to rear. Door to kitchen/breakfast room. Radiator.

## **KITCHEN/BREAKFAST ROOM 18'7" x 12'1" (5.68 x 3.70)**

Re-fitted with a range of soft close wall and base units with roll top worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in double oven, combination microwave and coffee machine. Four ring induction hob and extractor hood. Built in dishwasher and fridge freezer. Breakfast bar. Double glazed window to rear. Double glazed French doors to rear. Skimmed ceiling. Inset lighting. Tiled flooring and hardwood flooring. Radiator. Built in wine fridge. Door to utility room.

## **UTILITY ROOM 5'11" x 8'11" (1.81 x 2.73)**

Double glazed window to rear. Double glazed door to garden. Fitted with soft close wall and base units. Sink with mixer tap, Concealed wall mounted boiler. Plumbing for washing machine. Tiled flooring. Chrome towel rail. Skimmed ceiling with inset lighting. Splash back tiling. Door to cloakroom.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Heated towel rail. Frosted double glazed window to side. Skimmed ceiling. Inset lighting.

## **FIRST FLOOR LANDING**

Doors to all bedrooms and family bathroom. Airing cupboard. Loft access. Double glazed window to front. Radiator.

## **BEDROOM ONE 16'9" x 9'6" (5.13 x 2.91)**

Double glazed window to front. Radiator. Coving to skimmed ceiling with inset lighting.

## **DRESSING ROOM**

Double door built in cupboard. Skimmed ceiling. Door to ensuite.

## **ENSUITE**

Re-fitted three piece suite comprising shower cubicle with wall mounted shower with shower pump. low level wc and wash hand basin. Heated towel rail. Tiled walls. Skimmed ceiling. Extractor. Frosted double glazed window to side.

## **BEDROOM TWO 12'5" x 12'0" (3.79 x 3.68)**

Double glazed window to front. Skimmed ceiling.

## **ENSUITE**

Three piece suite comprising tiled shower cubicle with wall mounted shower with shower pump, low level wc and wash hand basin. Tiled walls. Skimmed ceiling. Inset lighting. Extractor.

## **BEDROOM THREE 14'5" x 9'8" (4.4 x 2.96)**

Double glazed window to rear. Radiator.

## **BEDROOM FOUR 13'2" x 9'2" (4.02 x 2.80)**

Double glazed window to rear. Radiator.

## **BEDROOM FIVE 9'10" x 7'11" (3.02 x 2.43)**

Double glazed window to rear. Radiator.

## **BATHROOM**

Re-fitted suite comprising panelled bath, double tiled shower cubicle with wall mounted shower with shower pump. Low level wc and wash hand basin. Two heated towel rails. Skimmed ceiling Extractor. Frosted double glazed window to rear. Tiled walls and flooring.

## **FRONT GARDEN**

Laid to lawn with tiled path to front door with storm porch and hedgerow surround. Double width hardstanding driveway leading to garage.

## **DOUBLE GARAGE**

Double up and over doors. Power and light. EV charger.

## **REAR GARDEN**

Enclosed rear garden with tiered landscaping and patio area., Mature tree flower and shrub borders to lawn area. Shingle area. Gated side access. Wooden fence surround. Outside power and tap.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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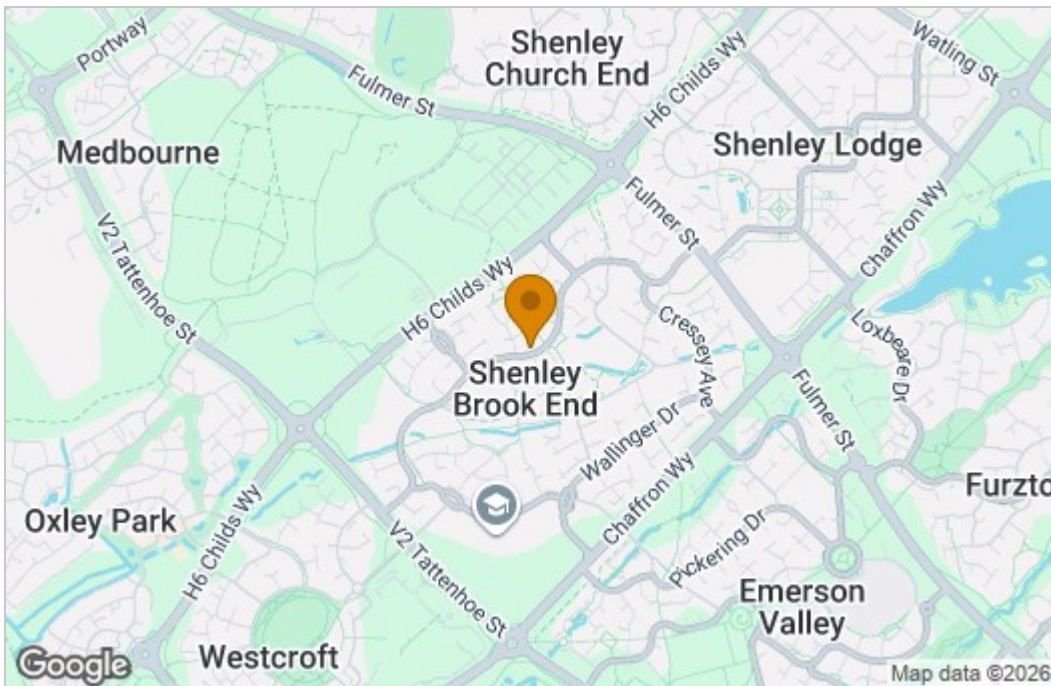
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# Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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