



Cauldwell

PROPERTY SERVICES



196 Arncliffe Drive, Milton Keynes, MK13 7QF

£384,995

This beautifully presented detached family home has been thoughtfully extended to the rear, creating a superb ground floor layout designed for modern living. Set on a good-sized plot, the property is perfectly positioned just a five-minute drive from Central Milton Keynes and the mainline train station, offering both space and convenience.

Upon entering, a welcoming entrance hall leads into a spacious living area, ideal for relaxing or entertaining. The real highlight of the home is the extended kitchen and dining room to the rear — featuring a vaulted ceiling, skylight windows, and a central island that forms the heart of the space. A cleverly designed utility room and ground-floor cloakroom have also been added, ensuring practicality matches style.

Upstairs, the property offers three generous bedrooms and a modern fitted family bathroom.

Outside, there is a front garden, an enclosed rear garden providing a private outdoor retreat, and driveway parking leading to a garage. The garage has been part-converted, offering useful storage space to the front and a versatile office area to the rear — perfect for home working or hobbies.

With its modern extension, flexible living space, and prime location close to the city centre, this home perfectly combines comfort, style, and practicality — making it an ideal choice for families and professionals alike.

ENTRANCE HALL

Double glazed UPVC door to front. Double glazed window to side. Stairs to first floor landing. Understairs storage cupboard and additional storage cupboard. Radiator.

LIVING ROOM 19'9" x 14'11" (6.03 x 4.55)

Double glazed window to front. Radiator. Television and internet points. Two arch ways to kitchen/dining room. Door to cloakroom/utility room.

KITCHEN/DINING ROOM 17'7" x 10'2" (5.36 x 3.12)

Double glazed window and doors to rear. Two double glazed sky lights to rear to part vaulted ceiling. LED lighting. Modern range of fitted wall and base units with worksurfaces. One and half bowl sink drainer with mixer tap. Electric oven, grill and gas hob with extractor hood over. Space for fridge freezer. Plumbing for dishwasher. Central island and base units with worksurface. Wine cooler. Radiator.

UTILITY/CLOAKROOM

Double glazed obscure window to side. Fitted wall unit and worksurface. Plumbing for washing machine. Space for tumble dryer. Close coupled wc and wash hand basin. Wall mounted combination boiler. Tiled floor. LED lighting. Extractor fan.

FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space with fitted loft ladder and light.

BEDROOM ONE 11'4" x 8'5" (3.46 x 2.59)

Double glazed window to rear. Radiator.

BEDROOM TWO 11'1" x 8'1" (3.39 x 2.48)

Double glazed window to front. Radiator.

BEDROOM THREE 8'3" x 6'4" (2.52 x 1.95)

Double glazed window to front. Radiator. Open wardrobe storage cupboard.

BATHROOM

Double glazed obscure window to rear. Three piece suite comprising 'P' shaped bath with electric shower and screen, wash hand basin and close coupled wc. Heated towel rail. Wall mounted cabinet. Par tiled walls. Tiled flooring. Storage cupboard.

FRONT GARDEN

Mainly paved with hedge border. Driveway parking to side leading to garage.

GARAGE

Part converted. Up and over door to front. Power and light. Door to office.

OFFICE 7'7" x 7'4" (2.33 x 2.26)

Double glazed door to side. Power and lighting. Door to garage.

REAR GARDEN

Mainly laid to lawn with patio area extending to side. Gated access to front. Timber storage shed.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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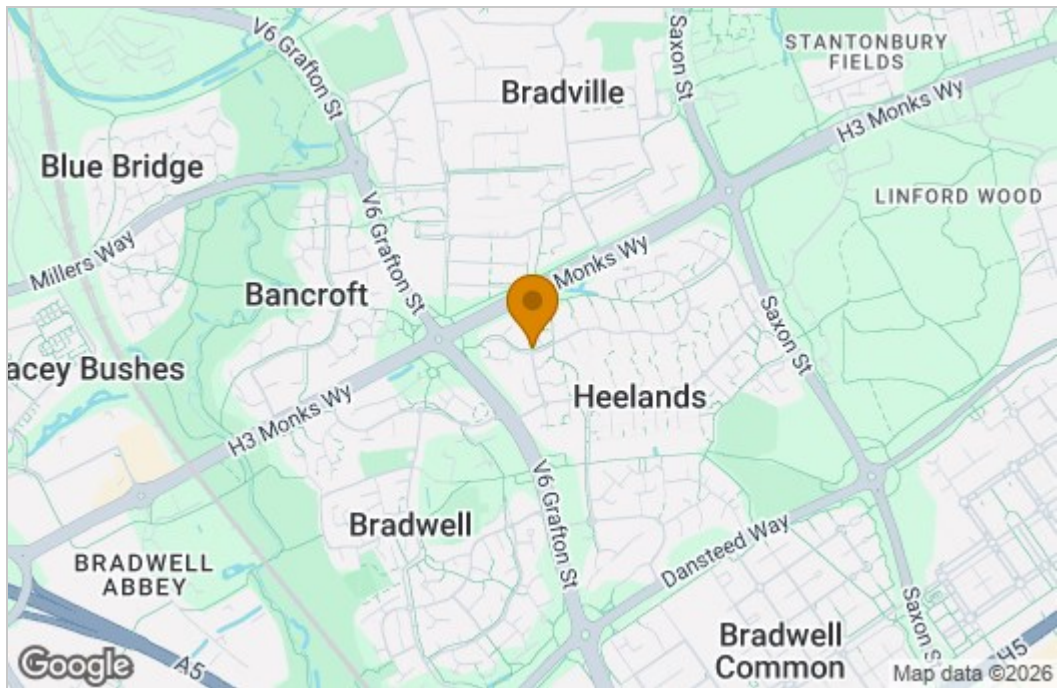
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Floor Plan



TOTAL FLOOR AREA : 700sq.ft. (65.0 sq.m.) approx.
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Area Map



Energy Efficiency Graph

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

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