Cauldwell

PROPERTY SERVICES



# 30 Chatsworth

Great Holm, Milton Keynes, MK8 9BD

£750,000

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## £750,000





### ENTRANCE HALL
Composite double glazed door and window to front. Victorian style radiator. Stairs to first floor with understairs storage cupboard. Engineered oak flooring. Storage cupboard.

### CLOAKROOM
Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash and basin. Shelving. Victorian style radiator. Tiled flooring.

### STUDY
6'8" x 6'5" (2.04 x 1.96)
Double glazed window to front. Radiator. Internet connection point. Engineered oak flooring.

### KITCHEN
13'6" x 11'1" (4.14 x 3.40)
Double glazed window to rear. Double glazed French doors to side. Solid oak Shaker style kitchen with wall and base units with curved edge Granite worksurfaces and Butler sink Electric oven, combi grill microwave, four ring induction hob and extractor hood. Space for American style fridge freezer and integral dishwasher. Under cupboard lighting Victorian style radiator. Tiled flooring. Built in ceiling speakers. Oak panelled glass inset door to dining room.

### UTILITY ROOM
11'3" x 7'8" (3.43 x 2.36)
Double glazed window and door to front. Fitted wall and base Shaker style units with Granite curved worksurfaces and sink drainer. Plumbing for washing machine. Victorian style radiator. Wall mounted boiler. Tiled flooring.

### DINING ROOM
17'9" x 11'9" max (5.43 x 3.60 max)
Double glazed French doors to rear. Victorian style radiator. Oak flooring. Ceiling lighting. Speakers. Glass panelled oak door to entrance hall.

### LIVING ROOM
18'2" x 17'3" (5.54 x 5.26)
Double glazed window and bi fold doors to rear, Victorian style radiator. Television point Open fireplace. Built in speakers. Built in 7.1 surround sound. Engineered oak flooring,.

### FAMILY ROOM
12'4" x 9'2" (3.78 x 2.81)
Double glazed box bay window to front and window to side,. Victorian style radiator. Engineered Oak flooring.

### FIRST FLOOR LANDING
Dog leg stairs from entrance hall. Double glazed window on half landing.

### BEDROOM ONE
14'0" x 9'10" (4.27 x 3.01)
Double glazed window to rear. Radiator. Storage cupboard. Door to ensuite and dressing room

### DRESSING ROOM
11'3" x 10'7" max (3.43 x 3.25 max)
into wardrobe recess
Double glazed window to side. Three built in double wardrobes. Radiator.

### ENSUITE
Double glazed obscure window to side. Three piece suite comprising shower cubicle with mains shower and shelving, wash hand basin and close coupled wc. Heated towel rail. LED llighting. Wall mounted cabinet. Tiled walls and flooring with underfloor heating.

### BEDROOM TWO
10'8" x 10'1" (3.26 x 3.08)
Double glazed window to rear. Radiator. Built in wardrobe.

### BEDROOM THREE
10'0" x 9'6" (3.06 x 2.91)
Double glazed window to front,. Radiator. Built in wardrobe.

### BEDROOM FOUR
10'0" x 7'0" (3.07 x 2.15)
Double glazed window to rear. Radiator. Built in wardrobe.

### BATHROOM
Double glazed obscure window to front. Three piece suite comprising 'P' shaped bath with mains shower and screen, wash hand basin and close coupled wc. Shaver point. LED lighting. Heated towel rail. Tiled flooring. Underfloor heating.

### FRONT GARDEN
Mature plants and hedging with hardstanding driveway parking for four vehicles leading to double garage. EV charger point. Gated access to garden.

### DOUBLE GARAGE
17'3" x 16'8" (5.26 x 5.082)
Up and over doors to front. Power and light. Door to garden. Eaves storage.

## REAR GARDEN
Wrap around rear garden with a combination of slate stone patio and timber decking above Japanese pond water feature with deck, Outside power. Lawn area and seating area. Outside tap. Vegetable patch. Green house. Gated access to front. Summer house with power and light and double glazed French doors to front.

## SIDE AREA
Raised decking area.

## TIMBER OUTBUILDING / OFFICE
8'7" x 11'10" (2.62 x 3.63)
Power and light and double glazed French doors to front. Double glazed windows to sides. Cabled internet, Under floor heating.

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.

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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.









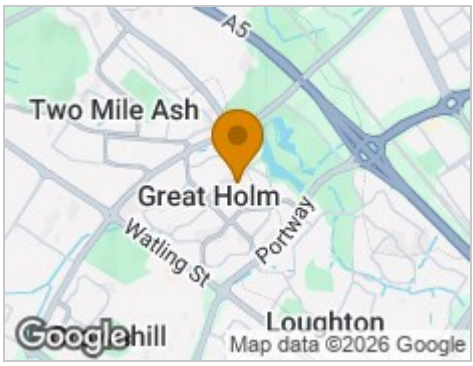
## Road Map



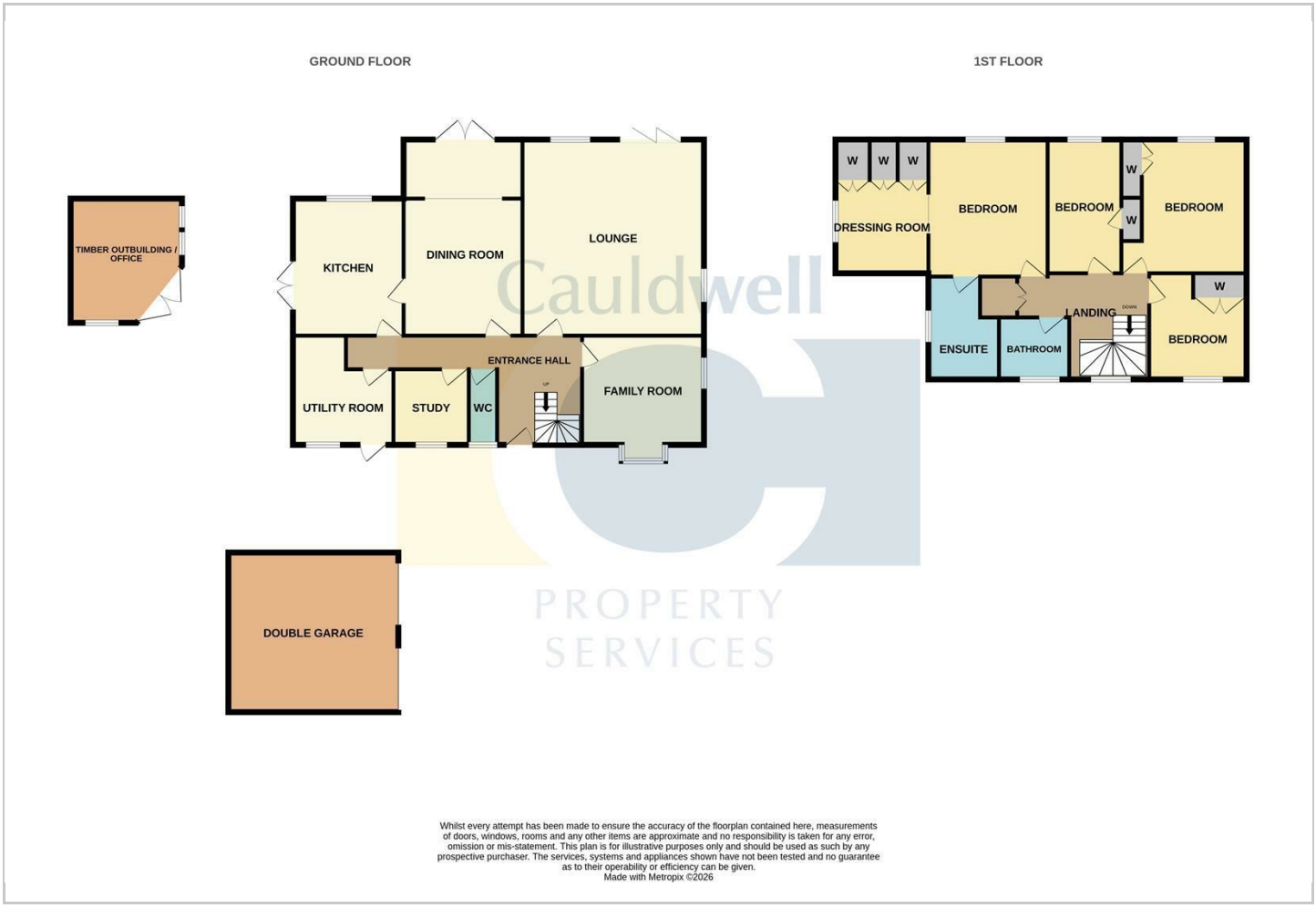

## Hybrid Map




## Terrain Map



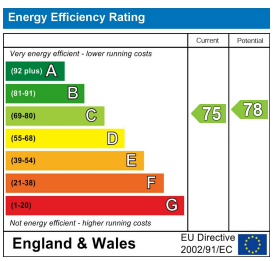

## Floor Plan




## 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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