



# Cauldwell

PROPERTY SERVICES



## 2 Yeats Close

, Newport Pagnell, MK16 8RD

Offers In The Region Of £625,000



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### ENTRANCE HALL

Solid oak double glazed door and windows to front. Stairs to first floor landing. Understairs storage cupboard. Wood and tiled flooring. Radiator. Internet and telephone point.

### CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Tiled flooring. Heated towel rail.

### LIVING ROOM

17'7" x 12'2" (5.38 x 3.73)

Double glazed bow window to front. Radiator. Electric fireplace. Television point.

### OPEN PLAN KITCHEN/FAMILY ROOM

21'0" x 17'1" (6.42 x 5.22)

Two sets of double glazed bi folding doors to rear. Three double glazed sky light windows to rear. Fitted range of wall and base units with worksurfaces Rangemaster oven with extractor hood over. Space for fridge freezer. Belfast sink with mixer tap. Victorian style radiator. Exposed beams. Traditional radiator. Television points.

### UTILITY ROOM

8'9" x 7'6" (2.69 x 2.31)

Double glazed stable door and window to side. Fitted wall and base units with worksurfaces. Belfast sink. Plumbing for washing machine and dishwasher. Heated towel rail. Door to study.

### STUDY

8'4" x 8'7" (2.56 x 2.64)

Double glazed window to rear. Double glazed sky light window to rear. Radiator.

### INTEGRAL GARAGE/STUDIO SPACE

17'9" x 9'7" (5.43 x 2.94)

Double doors to front. Storage cupboard housing electric meters. Power and lighting. Radiator. Maple flooring.

### FIRST FLOOR LANDING

Stairs from entrance hall. Access to part boarded loft space. Airing cupboard.

### BEDROOM ONE

15'9" x 9'8" (4.82 x 2.97)

Double glazed window to front. Radiator. Door to ensuite.

### ENSUITE

9'8" x 5'2" (2.97 x 1.58)

Double glazed window to rear. Three piece suite comprising corner bath with mixer tap, shower cubicle with mains shower and wash hand basin in vanity surround. Close coupled wc. Victorian style heated towel rail. Part tiled walls. Tiled flooring Shaver point.

### BEDROOM TWO

11'5" x 9'6" (3.50 x 2.91)

Double glazed window to rear. Radiator.

### BEDROOM FOUR

7'2" x 9'8" (2.20 x 2.97)

Double glazed window to front. Radiator.

### BATHROOM

Double glazed window to rear. Three piece suite comprising bath with shower attachment, shower cubicle with mains shower, wash hand basin and close coupled wc. Tiled flooring Part tiled walls. Victorian style radiator.

## BEDROOM THREE

10'0" x 9'7" (3.06 x 2.93)

Double glazed window to front. Radiator.

## FRONT GARDEN

Mature flower beds and plants. Block paved driveway for parking.

## REAR GARDEN

Shingle stone and slate stone paved patio areas. Raised flower beds. Further patio and lawn area. Timber summer house with power. Gated access to front. Timber shed. Outside tap.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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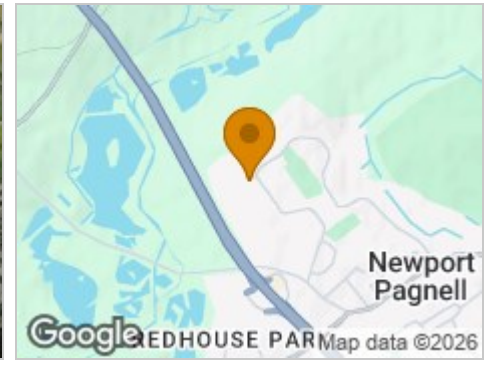
## Road Map



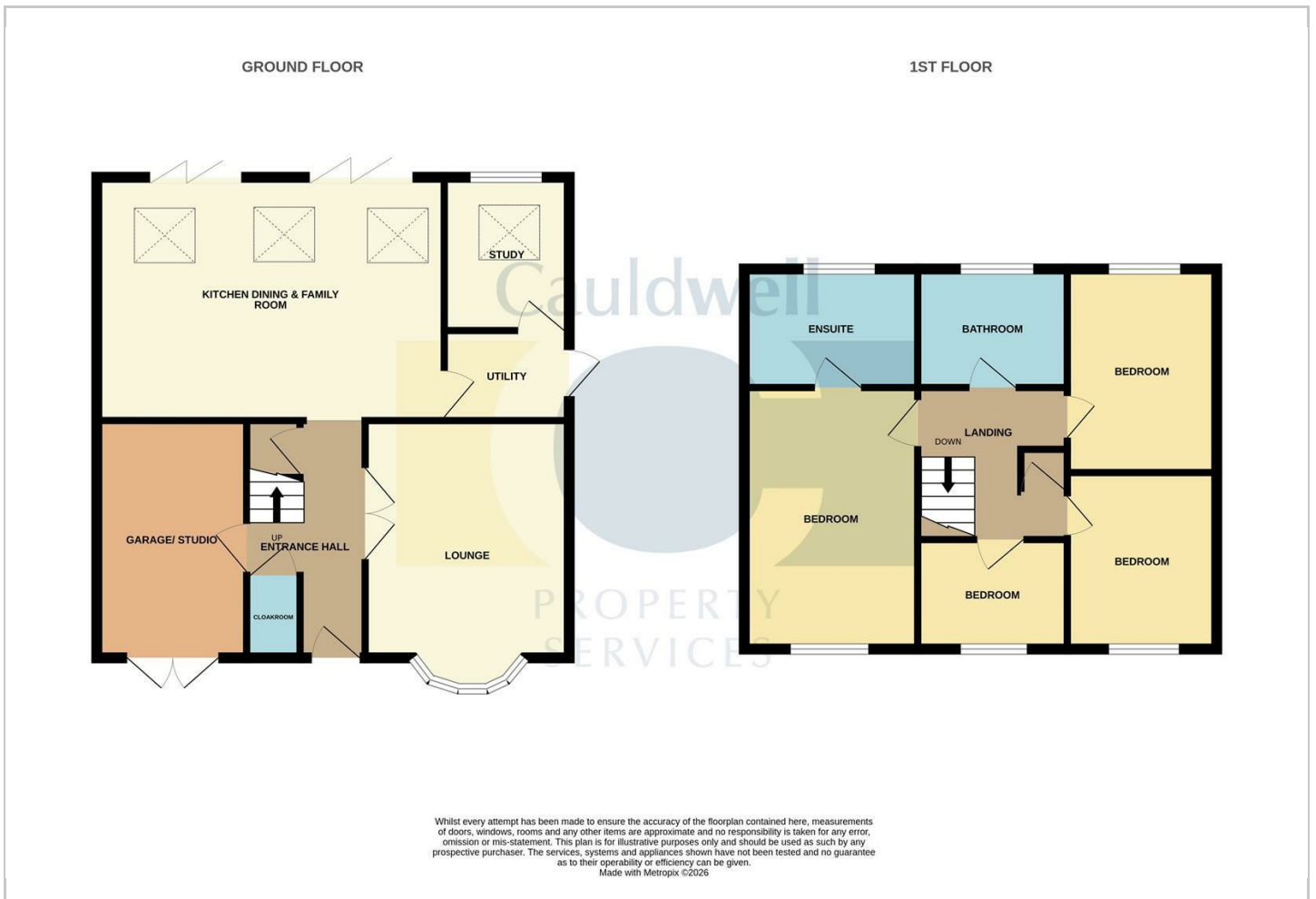
## Hybrid Map



## Terrain Map



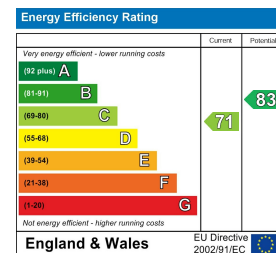
## Floor Plan



## 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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