Cauldwell

PROPERTY SERVICES









6 Swithland, Milton Keynes, MK10 7BA

£399,995

CAULDWELL are pleased to offer for sale this modern three-bedroom home, situated within the sought-after Broughton Gate area of Milton Keynes. Featuring a dual aspect sitting room, a kitchen/dining room and fitted wardrobes in all three bedrooms, the property offers a practical layout for family living.

The ground floor accommodation comprises an entrance hall, downstairs cloakroom, kitchen/dining room and a dual aspect sitting room, providing a welcoming space to relax alongside room for everyday dining and entertaining.

On the first floor, the principal bedroom benefits from an en-suite, with two further bedrooms served by a family bathroom. Fitted wardrobes have been added to all three bedrooms, providing useful storage and making the most of the available floor space. Outside, the property benefits from a rear garden and a garage.

Broughton Gate is a popular residential neighbourhood on the eastern side of Milton Keynes, offering access to local schools, everyday amenities and attractive green spaces. Broughton Brook Linear Park provides opportunities for walks, cycling and outdoor recreation, with play areas and open spaces adding to the area's appeal for families.

Nearby Kingston District Centre offers a range of shopping facilities and places to eat, while central Milton Keynes provides a wider choice of retail, leisure and entertainment venues. The location is also convenient for access to Junction 14 of the M1 and Milton Keynes Coachway, making it well placed for travel across the region and further afield.

ENTRANCE
Stairs to first floor. Doors to living room, kitchen/breakfast room and cloakroom.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin. Tiled splash backs. Radiator. Frosted double glazed window to front. Tiled flooring.

LIVING ROOM 22'0" x 11'3" (6.71 x 3.43)
Dual aspect room with double glazed windows to front and double glazed French doors to rear. Two radiators. Television point.

KITCHEN/DINER 13'5" x 12'7" (4.09 x 3.84)
Fitted with a range of wall and base units with roll top worksurfaces incorporating a sink and drainer. Water softener. Double glazed window to rear. Double glazed door to rear garden. Built in stainless steel oven and hob with extractor. Built in dishwasher. Plumbing for washing machine. Space for fridge freezer.

FIRST FLOOR LANDING
Doors to all rooms. Double glazed windows to rear. Radiator.

BEDROOM ONE 17'7" x 11'5" (5.36 x 3.48)
Fitted wardrobe. Double glazed window to front and rear. Radiator. Door to ensuite.

ENSUITE
Three piece suite comprising tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Radiator. Frosted double glazed window to front.

BEDROOM TWO 10'11" x 10'2" (3.35 x 3.10)
Double glazed window to front. Fitted wardrobe. Radiator.

BEDROOM THREE 10'11" x 7'6" (3.35 x 2.29)
Recess area not measured. Fitted wardrobe. Double glazed window to front. Radiator.

BATHROOM
Three piece suite comprising panelled bath, low level wc and wash hand basin. Radiator. Double glazed window to rear.

REAR GARDEN
Enclosed rear garden, mainly laid to lawn with wooden fence surround. Service door to garage.

GARAGE
Up and over door. Hardstanding driveway.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

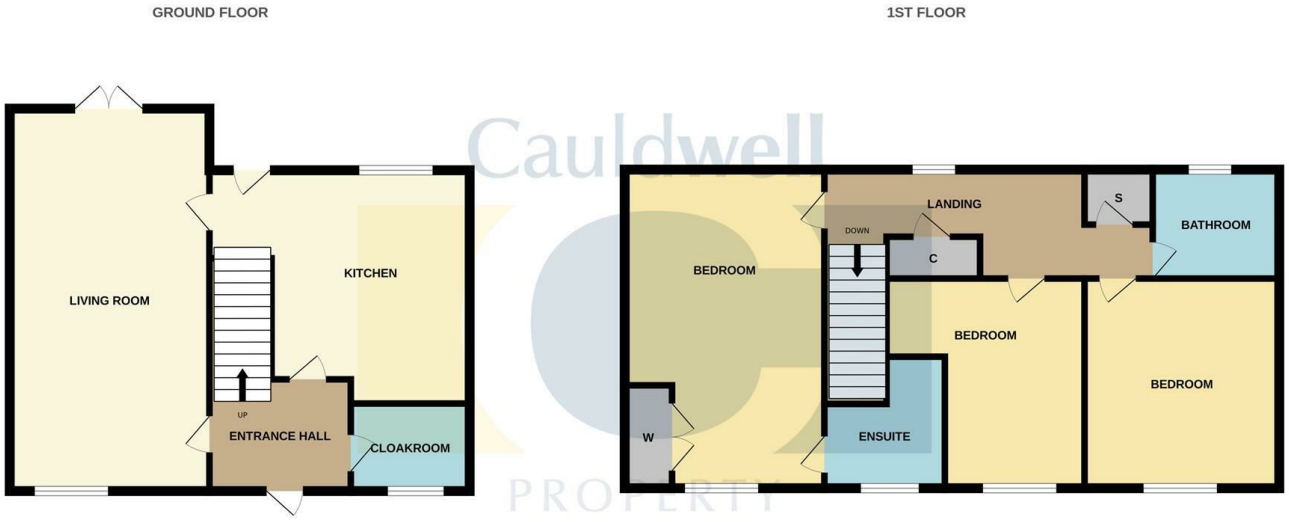
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All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

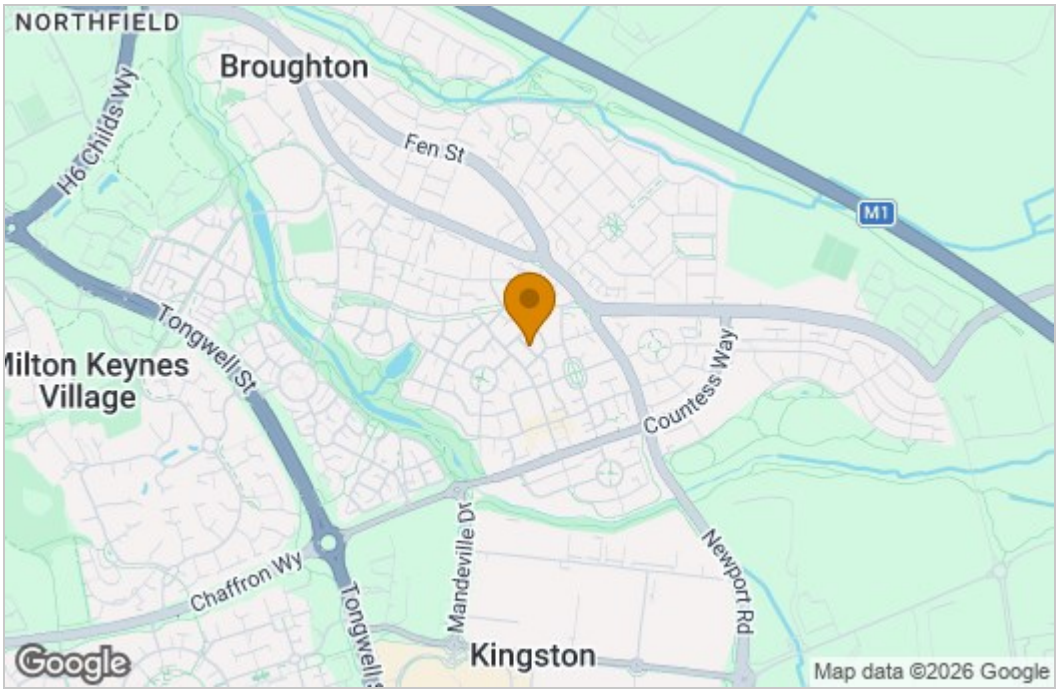
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Floor Plan

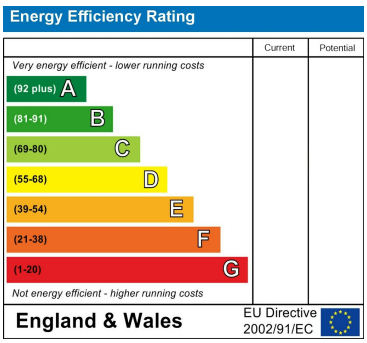


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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