Cauldwell

PROPERTY SERVICES



6 Campania Close.

Middleton, Milton Keynes, MK10 9BB

£775,000

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ENTRANCE HALL
Composite double glazed door and window to front. Stairs to first floor landing with pull out storage. Radiator.

LIVING ROOM
20'2" x 12'1" (6.17 x 3.69)
Double glazed windows to front. French doors and windows to rear leading to dining room with shutters to front window. Two radiators. Television point. Open fireplace (capped) with surround. Ceiling rose. Internet point.

STUDY
8'8" x 6'0" (2.66 x 1.83)
Double glazed window to side aspect. Radiator..

CLOAKROOM
Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Heated towel rail. Extractor fan. Part tiled walls. Coat and shoe storage.

OPEN PLAN KITCHEN/DINING/LIVING SPACE
22'6" x 20'6" (6.87 x 6.26)
Double glazed windows to side and rear. Sky lights to rear. Double glazed bi folds to rear. A vast selection of wall and base units with Granite worksurfaces and central island with base units., breakfast bar, Neff induction hob with extractor. Two Neff electric ovens, warming drawer and steam oven. One and half bowl sink with engraved drainer and boiling water tap. Integral dishwasher. Inset lightin.; LED lighting. Space for American style fridge freezer. Wine cooler. Part vaulted ceiling. Under floor heating. French doors to dining room and utility room.

UTILITY ROOM
13'8" x 7'8" max into recess (4.17 x 2.36 max into recess)
Double glazed door to side. Fitted with wall and base units with worksurfaces. Franke sink and mixer. Plumbing for washing machine. Storage cupboard. Wall mounted boiler. LED lighting. Radiator. Door to double garage.

DINING ROOM
12'2" x 8'5" (3.73 x 2.59)
Double glazed window and double glazed sky light to rear. French doors to living room and kitchen/dining/family room. Under floor heating.

FIRST FLOOR LANDING
Stairs from entrance hall. Double glazed window to front with shutters. Radiator. Access to part boarded loft space. Wallk in airing cupboard.

BEDROOM ONE
12'4" x 10'9" (3.77 x 3.28)
Double glazed window to rear. Radiator. Door to ensuite.

ENSUITE
6'5" x 6'0" (1.98 x 1.84)
Double glazed obscure window to side. Re-fitted with shower cubicle and mains shower, wash hand basin in vanity surround and close coupled wc. Wall mounted cabinet and lit mirror. Heated towel rail. LED lighting. Tiled walls . Extractor fan.

BEDROOM TWO
12'2" x 10'9" (3.72 x 3.28)
Double glazed window to rear. Radiator. Built in wardrobes.

BEDROOM THREE
12'2" x 9'4" (3.72 x 2.86)
Double glazed window to front with fitted shutters. Radiator.

BEDROOM FOUR
10'10" x 10'3" (3.31 x 3.13)
Double glazed window to rear. Radiator.

BATHROOM
Double glazed obscure window to side. Four piece suite comprising bath with shower attachment, shower cubicle with shelving, wash hand basin in vanity surround and close coupled wc. Wall mounted cupboard and lit mirror. Heated towel rail. Tiled walls. LED lighting. Extractor fan.

FRONT GARDEN
Block paved driveway parking leading to double garage.

DOUBLE GARAGE
18'4" x 17'10" (5.59 x 5.44)
Two up and over doors to front. Power and light Door to utility room. Personal door to rear garden.

REAR GARDEN
Mainly laid to lawn with rear width patio area and pergola with mature trees and borders. Trees and foliage to side with hedge borders. Gated access to front. Outside tap and power.

All measurements are approximate.
The area measurements are taken from the government EPC register.
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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.









Road Map



Hybrid Map



Terrain Map



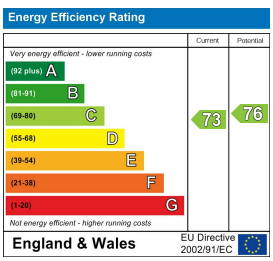
Floor Plan



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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