Cauldwell

PROPERTY SERVICES

75 Windmill Hill Drive

Bletchley, Milton Keynes, MK3 7RJ

Offers Over £560,000

4 3 3 C

75 Windmill Hill Drive

Bletchley, Milton Keynes, MK3 7RJ

Offers Over £560,000

ENTRANCE HALL
Composite double glazed door to side. Double glazed window to front. Radiator. Stairs to first floor landing.

CLOAKROOM
Double glazed obsure window to side. Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Heated towel rail. LED lighting.

OPEN PLAN KITCHEN/BREAKFAST/UTILITY
34'1" x 12'4" max (10.39 x 3.78 max)
Double glazed windows to front and side. Double glazed door to side. Extensive range of wall and base units with worksurfaces incorporating one and half bowl sink drainer unit. Electric oven, combi grill, warming drawer, induction hob and extractor hood. Space for American style fridge freezer. Integral dishwasher. LED lighting. Breakfast bar seating area. Radiator. Understairs storage cupboard with lighting.

UTILITY AREA
Plumbing for washing machine. Space for tumble dryer. Arch to dining/family room and living room.

DINING/FAMILY ROOM
23'7" x 8'3" (7.21 x 2.54)
Double glazed windows and sliding doors to rear. Vaulted ceiling. LED lighting. Radiator.

LIVING ROOM
20'4" x 10'11" (6.21 x 3.34)
Double glazed window to front. Electric fireplace. LED lighting. Two radiators. Door to office.

OFFICE
19'10" x 6'11" (6.05 x 2.11)
Double glazed windows to front and rear. Fibre internet connection. Radiator. LED lighting. Door to garage.

FIRST FLOOR LANDING
Stairs from entrance hall. Access to boarded loft space via loft ladder.

BEDROOM ONE
19'0" x 10'3" (5.81 x 3.13)
Two double glazed windows to rear. Radiator. Built in and fitted wardrobes. Door to ensuite.

ENSUITE
Three piece suite comprising double shower cubicle with mains shower. wash hand basin in vanity surround and close coupled wc . Extractor fan. Heated towel rail. Cabinet. LED lighting.

BEDROOM TWO
13'8" x 7'4" (4.17 x 2.24)
Double glazed windows to front and side. Radiator. Built in wardrobes.

BEDROOM THREE
11'2" x 9'3" (3.41 x 2.82)
max into wardrobe recess
Double glazed window to front. Radiator. Fitted wardrobes.

ENSUITE
Double glazed obscure window to front. Three piece suite comprising double shower cubicle., wash hand basin in vanity surround and close coupled wc. Heated towel rail. Extractor fan.

BEDROOM FOUR
9'4" x 9'4" (2.86 x 2.87)
max to wardrobes
Double glazed window to rear. Radiator. Fitted wardrobes.

BATHROOM
Double glazed obscure window to side. Four piece suite comprising spa bath with hand shower attachment, walk in shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Part tiled walls. LED lighting. Lit mirror.

FRONT GARDEN
Block paved driveway parking leading to garage. Small hedge boundaries. Porch to front door. EV charge point

Tel: 01908 304480

REAR GARDEN

Laid to lawn with rear width patio area. Timber summer house. Green house. Gated access to front. Outside tap to side. Covered seating area with light and heat.

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.

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.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

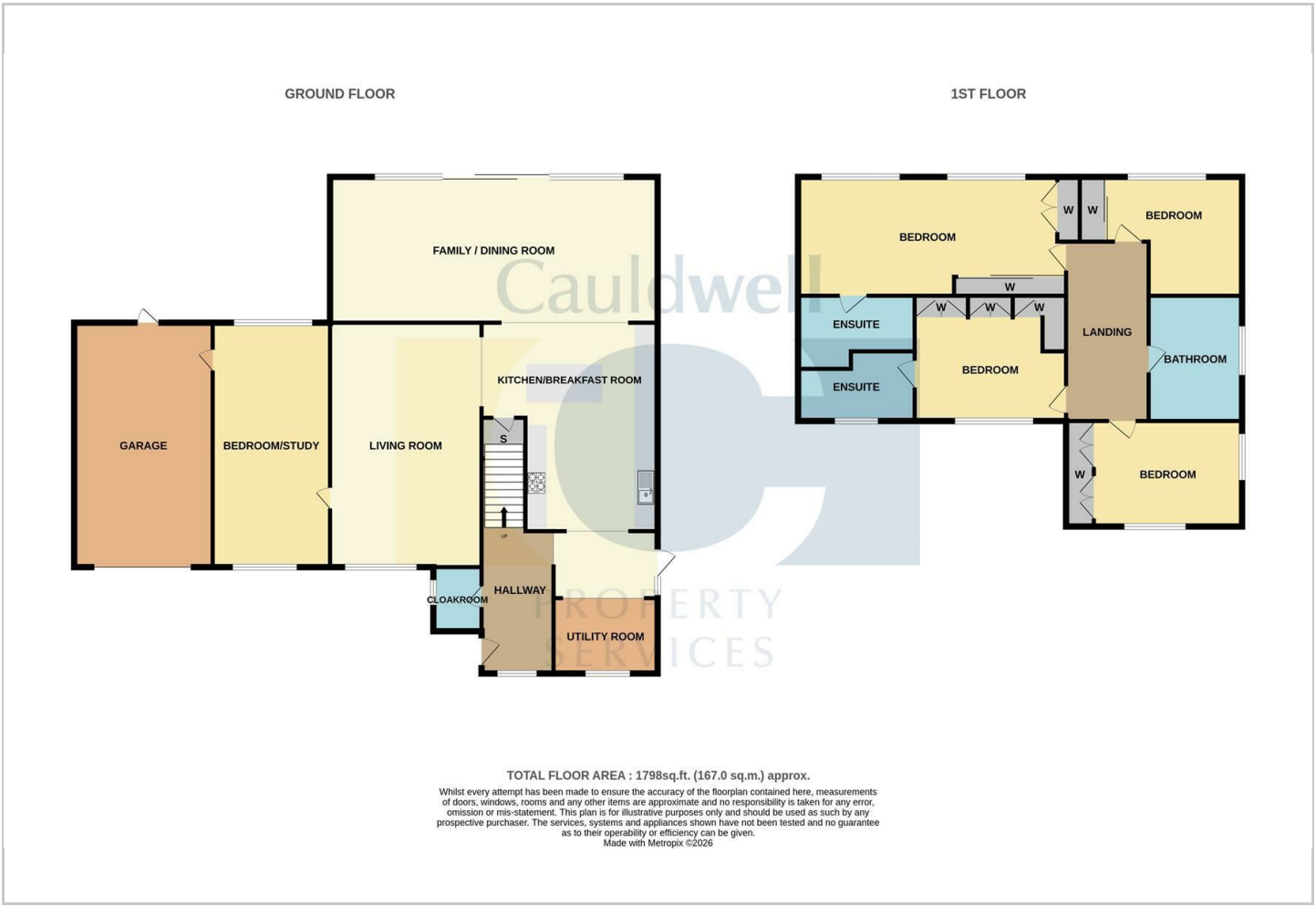
Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

Road Map

Hybrid Map

Terrain Map

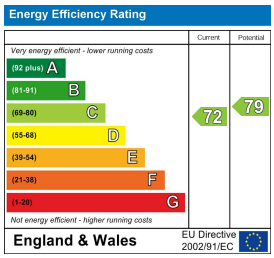
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

The Vizion, 350 Avebury Boulevard, Central Milton Keynes, Buckinghamshire, MK9 2JH
Tel: 01908 304480 Email: info@cauldwellproperty.co.uk www.cauldwellproperty.co.uk