



# Cauldwell

PROPERTY SERVICES



## 32 Ripley Road

Broughton, Milton Keynes, MK10 7BE

Offers Over £500,000



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## ENTRANCE HALL

Double glazed composite door to front. Stairs to first floor landing with understairs storage cupboard. Coat and shoe storage cupboard. Cupboard with plumbing for washing machine and worksurface with tumble dryer over. Radiator

## LIVING ROOM

15'10" x 10'8" (4.85 x 3.26)

Double glazed window to front and double glazed French doors to rear. Radiator Television point.

## KITCHEN/DINING ROOM

14'11" x 12'11" (4.55 x 3.96)

Two double glazed windows to side. Double glazed French doors with windows to either side. Fitted with a range of wall and base units with worksurfaces incorporating double sink drainer and mixer tap. Electric oven, four ring hob and extractor hood over. Central island unit with base units and worksurfaces. Integral dishwasher and fridge freezer. Under cupboard lighting. Radiator. Tiled flooring

## FAMILY ROOM

12'4" x 8'11" (3.77 x 2.72)

Double glazed windows to front and side. Radiator.

## CLOAKROOM

Two piece suite comprising close coupled wc and wash hand basin. Radiator. Extractor fan.

## FIRST FLOOR LANDING

Stairs from entrance hall. Double glazed window to side. Airing cupboard housing Megaflo and boiler. Access to loft space.

## BEDROOM ONE

12'11" x 11'1" (3.95 x 3.40)

Double glazed windows to both sides. Radiator. Fitted wardrobes.

## ENSUITE

Double glazed obscure window to side. Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Shaver point. Heated towel rail. Extractor fan

## BEDROOM TWO

12'8" x 8'11" (3.87 x 2.72)

Double glazed windows to front and side. Radiator. Fitted wardrobes.

## BEDROOM THREE

10'3" x 7'8" (3.13 x 2.36)

Double glazed window to rear. Radiator.

## BEDROOM FOUR

8'3" x 7'11" (2.53 x 2.43)

Double glazed window to front. Radiator.

## BATHROOM

Double glazed obscure window to front. Three piece suite comprising bath with mixer tap and mains shower with screen, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Wall mounted cabinet.

## SIDE AREA

Hardstanding driveway parking for two cars leading to garage.

## FRONT GARDEN

Shingle stone bedding area and lawn with hedge surround.

## GARAGE & DRIVEWAY

Up and over door to front, Driveway parking in front.

## REAR GARDEN

Low maintenance garden with paved patio areas and shingle stone bedding areas. Gated access to side. Outside tap in rear garden and to side of house.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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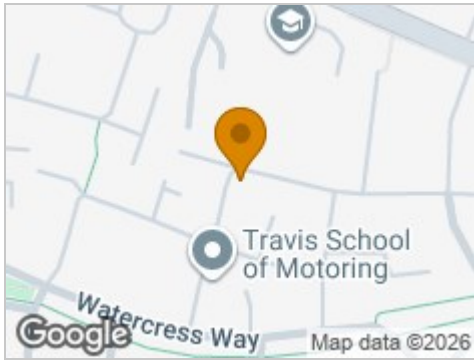
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## Road Map



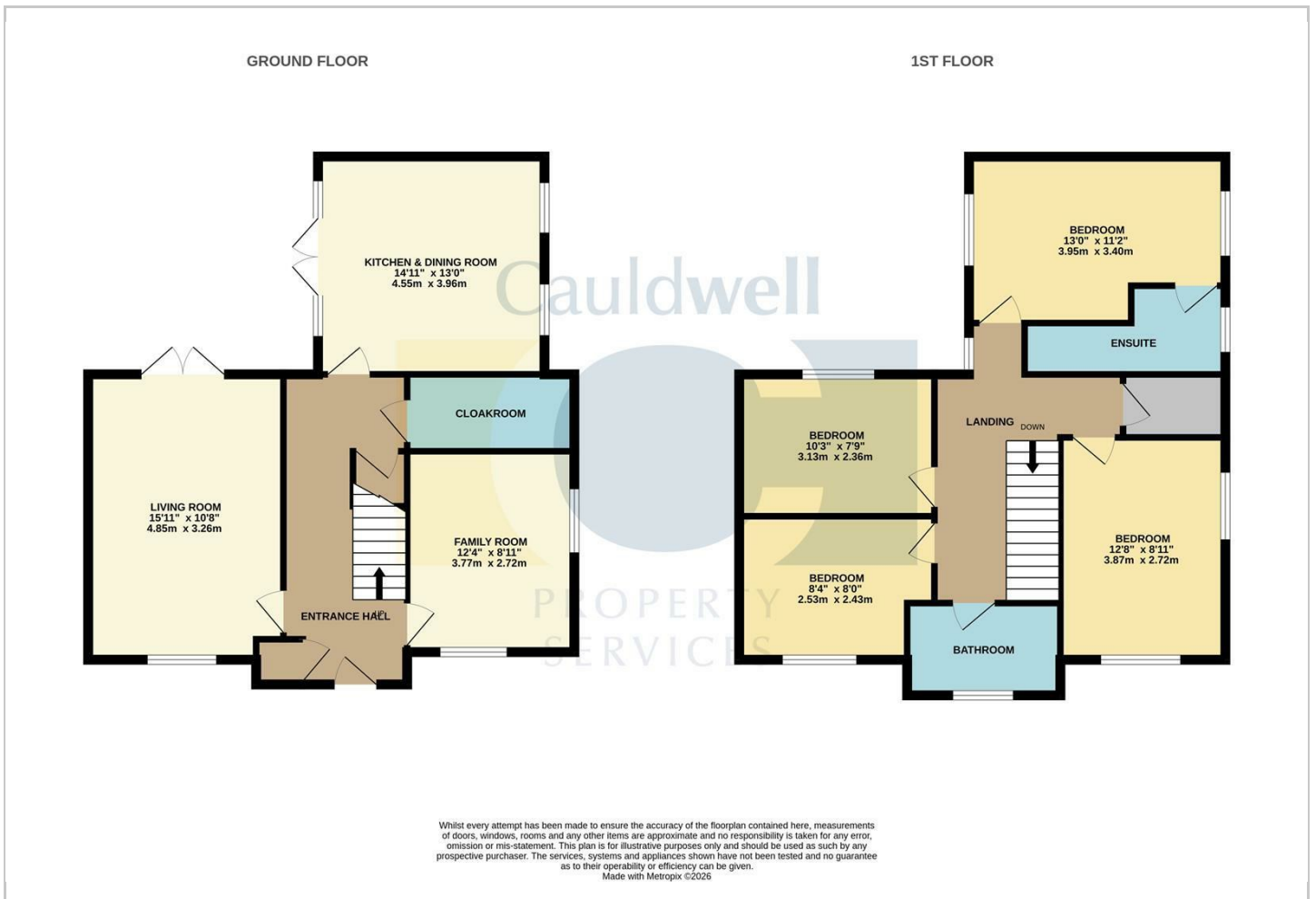
## Hybrid Map



## Terrain Map



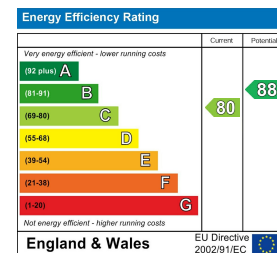
## Floor Plan



## 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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