Cauldwell

PROPERTY SERVICES









12 Goodwood, Milton Keynes, MK8 9DZ

£350,000

CAULDWELL are delighted to offer for sale this stunning two-bedroom link-detached home, situated in the highly sought-after Great Holm area of Milton Keynes. Featuring a thoughtfully converted garage that enhances the living accommodation, a refitted kitchen and a modern refitted bathroom, this home offers generous space alongside a landscaped rear garden and a double-length driveway.

The ground floor accommodation comprises an entrance porch, entrance hallway and a refitted kitchen. A particular highlight is the spacious, extended dual aspect lounge/dining room, which incorporates the former garage to create a versatile setting for relaxing, dining and entertaining.

On the first floor, there are two generously proportioned bedrooms, complemented by a modern refitted bathroom.

Outside, the landscaped rear garden provides an attractive space for outdoor dining and relaxation, while the double-length driveway offers off-road parking.

Great Holm is a popular residential area, with picturesque Lodge Lake and its surrounding walks adding to the appeal of the location. Local shops, restaurants and schooling cater for everyday needs, while the wider shopping, leisure and entertainment facilities of Central Milton Keynes are also accessible.

ENTRANCE PORCH
Frosted double glazed window to front. Skimmed ceiling. Inset lighting. Open to entrance hall.

ENTRANCE HALL
Stairs to first floor. Door to kitchen and dining room. Understairs storage cupboard. Radiator. Skimmed ceiling.

KITCHEN 8'8" x 7'1" (2.65 x 2.18)
Re-fitted kitchen fitted with a range of soft close wall and base units with wooden worksurfaces incorporating sink drainer. Built in oven, four ring hob and extractor hood. Built in dishwasher. Space for fridge freezer and washing machine. Double glazed window to front. Frosted double glazed window to side. Skimmed ceiling. Inset lighting.

LOUNGE/DINING ROOM 21'10" x 10'10" narrowing to 8'8" (6.68 x 3.32 narrowing to 2.65)
Recess area not measured. Dual aspect with sliding double glazed door to rear, double glazed windows to front and rear. Skimmed ceiling with inset lighting. Three radiators. Access to boarded loft.

FIRST FLOOR LANDING
Doors to upstairs rooms. Airing cupboard housing combi boiler.

BEDROOM ONE 13'6" x 11'11" (4.14 x 3.64)
Double glazed box bay window to rear. Radiator. Skimmed ceiling. Access to loft.

BEDROOM TWO 9'11" x 7'4" (3.04 x 2.24)
Double glazed window to front Radiator. Skimmed ceiling.

BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin with drawer surround. Frosted double glazed window to side. Radiator.
Skimmed ceiling. Part tiled walls

REAR GARDEN
An enclosed and secluded rear garden, laid mainly to lawn with patio area. Brick and wooden fence surround. Outside lighting.

FRONT GARDEN
Laid to shingle with path to front door. Hardstanding driveway with parking for two vehicles. Flower beds.

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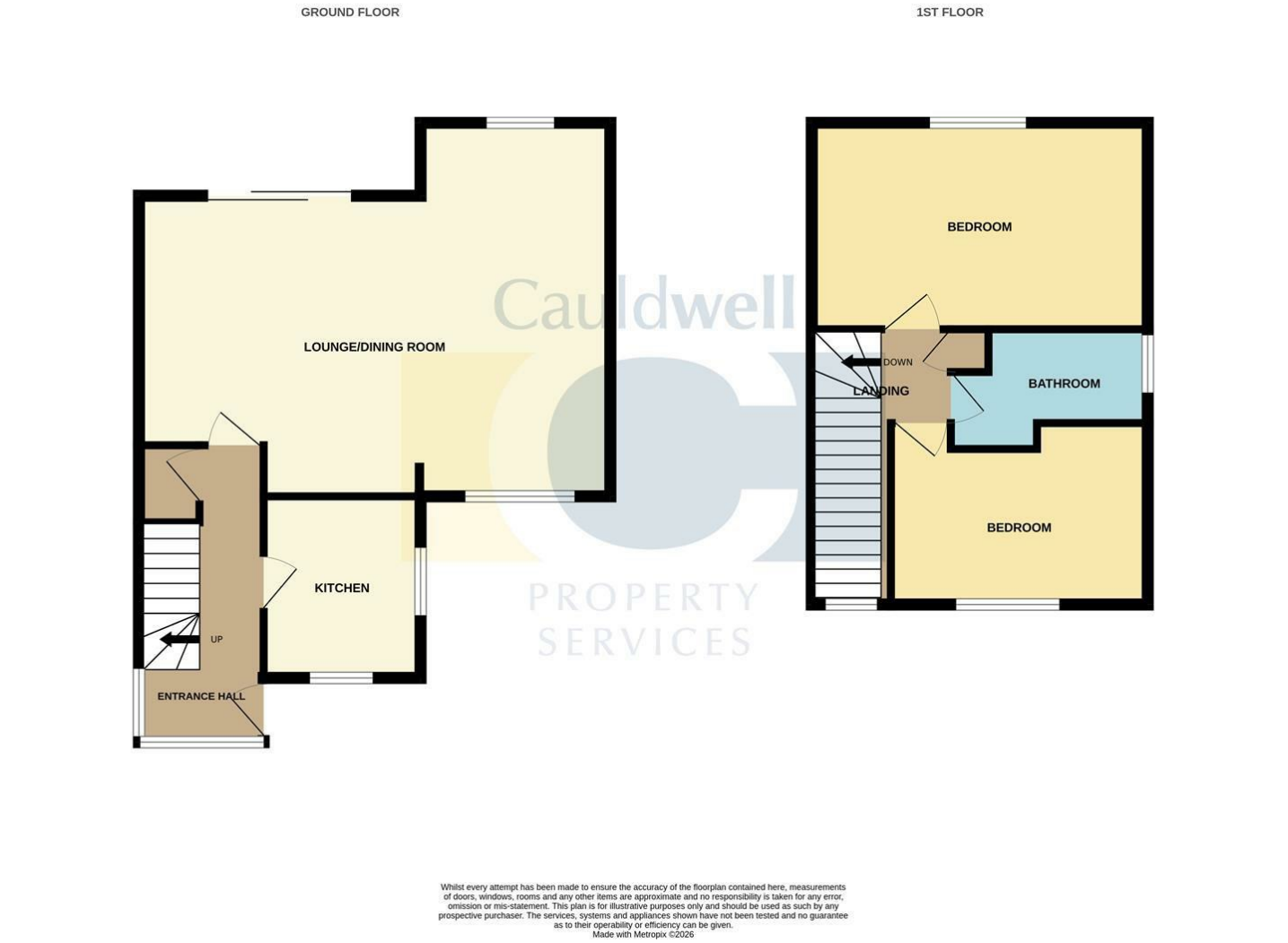
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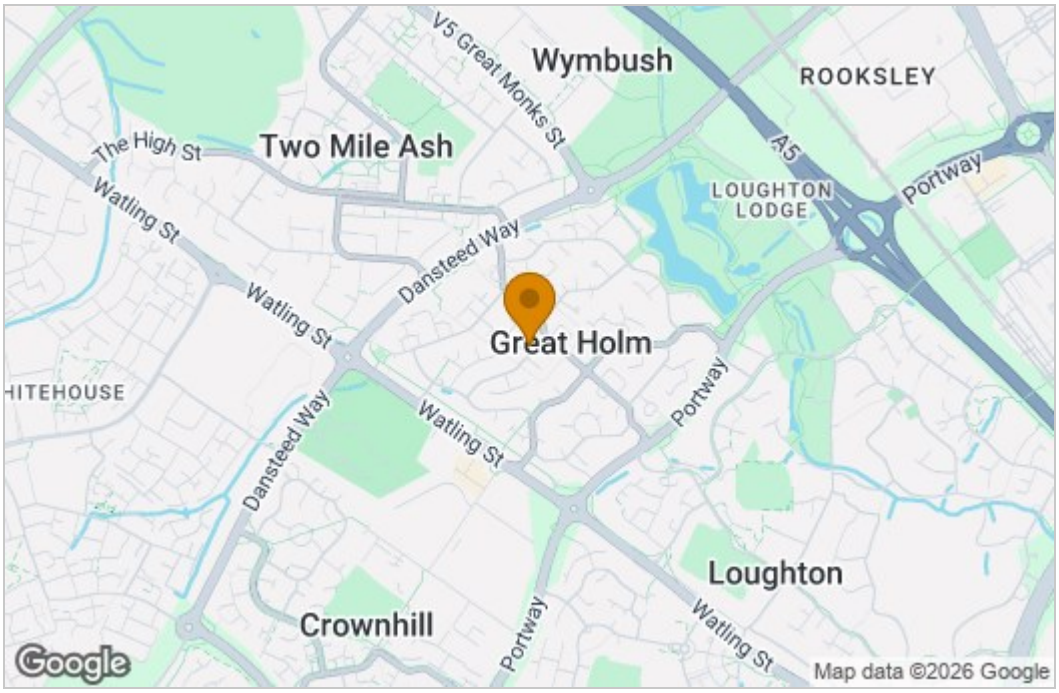
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Floor Plan

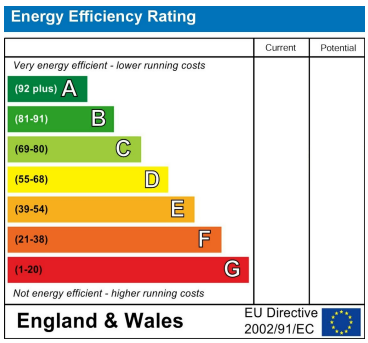


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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