



# Cauldwell

PROPERTY SERVICES



## 1 Somerset Walk

Broughton, Milton Keynes, MK10 7BZ

£375,000



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## ENTRANCE HALL

Double glazed composite door to front. Radiator. Stairs to first floor landing.

## CLOAKROOM

Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin with mixer tap. Radiator. Extractor fan.

## KITCHEN

9'8" x 6'2" (2.96 x 1.89)

Double glazed window to front. Fitted with wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Electric oven and gas hob with extractor hood over. Space for fridge freezer. integral dishwasher and washing machine. Wall mounted combination boiler.

## LIVING/DINING ROOM

13'6" x 13'2" max (4.13 x 4.02 max)

Double glazed French doors and windows to rear. Radiator. Television and internet point. Understairs storage cupboard.

## FIRST FLOOR LANDING

Stairs from entrance hall. Stairs to second floor landing.

## BEDROOM TWO

13'2" x 8'11" (4.02 x 2.73)

Two double glazed windows to rear. Radiator. Built in wardrobe.

## BEDROOM THREE

13'2" x 7'10" (4.02 x 2.41)

Two double glazed windows to front. Built in overstairs storage cupboard.

## BATHROOM

Three piece suite comprising bath with mains shower and screen, low level wc and wash hand basin. Extractor fan. Heated towel rail. Shaver point. Tiled walls.

## SECOND FLOOR LANDING

Stairs from first floor. Double glazed sky light window to front. Eaves storage cupboard. Radiator.

## BEDROOM ONE

13'3" x 9'8" (4.04 x 2.96)

Double glazed French doors to rear with Juliette balcony. Television and telephone point. Radiator. Door to ensuite.

## ENSUITE

Double glazed sky light window to front. Three piece suite comprising shower cubicle with electric shower, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Shaver point. Tiled walls.

## FRONT GARDEN

Hardstanding side by side parking for two cars.

## REAR GARDEN

Laid to artificial lawn with decking area and patio area. Timber shed. Outside tap.. Gated access to front.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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## Road Map



## Hybrid Map



## Terrain Map



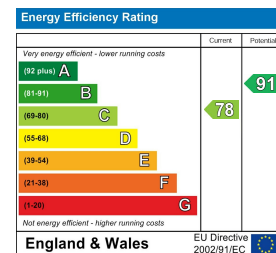
## Floor Plan



## 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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