



# Cauldwell

PROPERTY SERVICES



## 2 Swayne Rise

Middleton, Milton Keynes, MK10 9BE

£775,000



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## ENTRANCE HALL

Double glazed obscure windows to front with double glazed composite door to front. Stairs to first floor landing. Radiator. Telephone point.

## LIVING ROOM

17'4" x 12'0" (5.30 x 3.66)

Double glazed window to front. Radiator. Television point. Internet point. Gas Inglebrook fireplace.

## CLOAKROOM

Double glazed obscure window to side. Two piece suite comprising close coupled wc and wash hand basin in vanity surround. Radiator.

## OPEN PLAN KITCHEN/DINING/FAMILY ROOM

25'8" x 12'9" (7.83 x 3.89)

Double glazed window to rear. Double glazed bi fold doors to rear. Re-fitted range of wall and base units with worksurfaces incorporating sink drainer unit. Under cupboard lighting. LED strip lighting. Central island with base units and worksurfaces. Electric oven, grill and microwave. Induction hob and extractor hood. Plumbing for dishwasher. Space for American style fridge freezer. Television point. Radiator. Doors to utility room and dining room.

## UTILITY ROOM

9'10" x 5'9" (3.00 x 1.77)

Double glazed door to rear. Fitted wall and base units. Sink drainer unit and worksurfaces. Plumbing for washing machine. Space for tumble dryer. Wall mounted central heating boiler. Radiator. Extractor fan.

## DINING ROOM

12'10" x 10'3" (3.92 x 3.13)

Double glazed window to front. Radiator.

## FIRST FLOOR LANDING

Dog leg stairs from entrance hall. Double glazed window to front. Access to part boarded loft space. Airing cupboard.

## BEDROOM ONE

12'10" x 11'1" (3.92 x 3.39)

Double glazed window to front. Radiator. Arch to dressing area.

## DRESSING AREA

Two double wardrobes. Leading to ensuite.

## ENSUITE

Double glazed obscure window to rear. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Heated towel rail. Extractor fan. Tiled walls. Wall mounted cabinet.

## BEDROOM TWO

12'0" x 11'8" (3.68 x 3.57)

Double glazed window to front. Radiator. Door to ensuite.

## ENSUITE

Double glazed obscure window to side. Three piece suite comprising double shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Extractor fan.

## BEDROOM THREE

12'0" x 9'2" (3.67 x 2.80)

Double glazed window to rear. Radiator.

## BEDROOM FOUR

11'6" x 10'1" (3.52 x 3.08)

Double glazed window to rear. Radiator.

## BATHROOM

Double glazed obscure window to side. Four piece suite comprising bath with mixer tap and shower attachment, shower cubicle with mains shower, low level wc and wash hand basin. Heated towel rail. Extractor fan. Shaver point. Wall mounted cabinet. Part tiled walls.

## FRONT GARDEN

Wood chip bedding areas with mature plants and foliage

## SIDE GARDEN

Mature trees, flower and plants.

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## REAR GARDEN

Full width block paved patio area leading to generous lawn area with a selection of mature flower beds and borders, two raised flower bed areas, outside tap, raised block paved area with heated swimming pool. Gated access to side. Garden lighting. Timber summer house with power and lighting.

## DOUBLE GARAGE

18'4" x 16'9" (5.60 x 5.11)

Two up and over doors to front. Power and light. Door to rear garden To side with hardstanding driveway parking to front. Eaves storage.

All measurements are approximate. 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.

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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



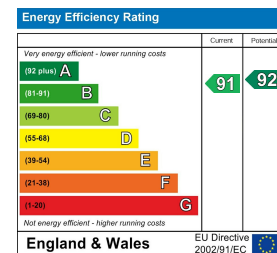
## Floor Plan



## 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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