

Cauldwell

PROPERTY SERVICES



17 Bodle Close, Milton Keynes, MK15 8AL

£319,995

Cauldwell are delighted to bring to the market this IMMACULATELY PRESENTED and BEAUTIFULLY REFURBISHED three bedroom semi-detached family home, pleasantly situated within a cul-de-sac in the sought-after Pennyland development of Milton Keynes, close to the picturesque Grand Union Canal.

The accommodation briefly comprises: entrance hall, spacious lounge and a superb quality refitted kitchen/diner providing an excellent space for both everyday family living and entertaining. To the first floor there is a landing, three well-proportioned bedrooms and a stylish refitted family bathroom.

Further benefits include gas to radiator central heating, driveway parking and, in our opinion, a particularly attractive rear garden offering a good degree of privacy.

Pennyland is a popular and established residential area conveniently positioned for a wide range of local amenities, schooling and leisure facilities. The Grand Union Canal is close by and provides attractive waterside walks and cycle routes, while nearby Willen Lake offers further recreational facilities and open green space. Central Milton Keynes is also within easy reach, providing extensive shopping, restaurants, entertainment and the mainline railway station with direct services to London Euston. Excellent road links are available via the A5 and M1, making the area well suited to commuters and families alike.

Early viewing is highly recommended.

ENTRANCE HALL

Front entrance door. Stairs to first floor. Understairs storage cupboard. Radiator. Door to living room and kitchen/dining room

KITCHEN/DINING ROOM 16'6" x 10'7" (5.04 x 3.25)

Re-fitted with a range of wall and base units with worksurfaces incorporating stainless steel sink drainer and mixer tap. Built in double oven and four ring hob with extractor hood. Built in fridge freezer, dishwasher and washer dryer.

Under unit lighting. Splash back tiling. Dual aspect double glazed window to front and side. Skimmed ceiling with inset lighting.

LIVING ROOM 16'6" x 12'6" (5.05 x 3.82)

Dual aspect room with double glazed French doors to rear. Double glazed window to side. Understairs storage cupboard. Skimmed ceiling.

FIRST FLOOR LANDING

Doors to upstairs rooms. Access to loft. Airing cupboard.

BEDROOM ONE 10'11" x 8'4" (3.33 x 2.55)

Four door fitted wardrobe. Double glazed window to side. Radiator.

BEDROOM TWO 10'5" x 10'3" (3.19 x 3.14)

Double glazed window to side. Radiator. Skimmed ceiling.

BEDROOM THREE 7'11" x 7'11" (2.42 x 2.42)

Double glazed window to side. Radiator. Skimmed ceiling.

BATHROOM

Three piece suite comprising shower bath with shower over, low level wc and wash hand basin with cupboard surround. Frosted double glazed window to side. Heated towel rail. Skimmed ceiling. Inset lighting. Extractor.

REAR GARDEN

Low maintenance garden laid mainly to artificial lawn with patio area. Wooden fence surround with gated access. Leading to driveway for one vehicle.

FRONT GARDEN

Laid to shingle. Gated access.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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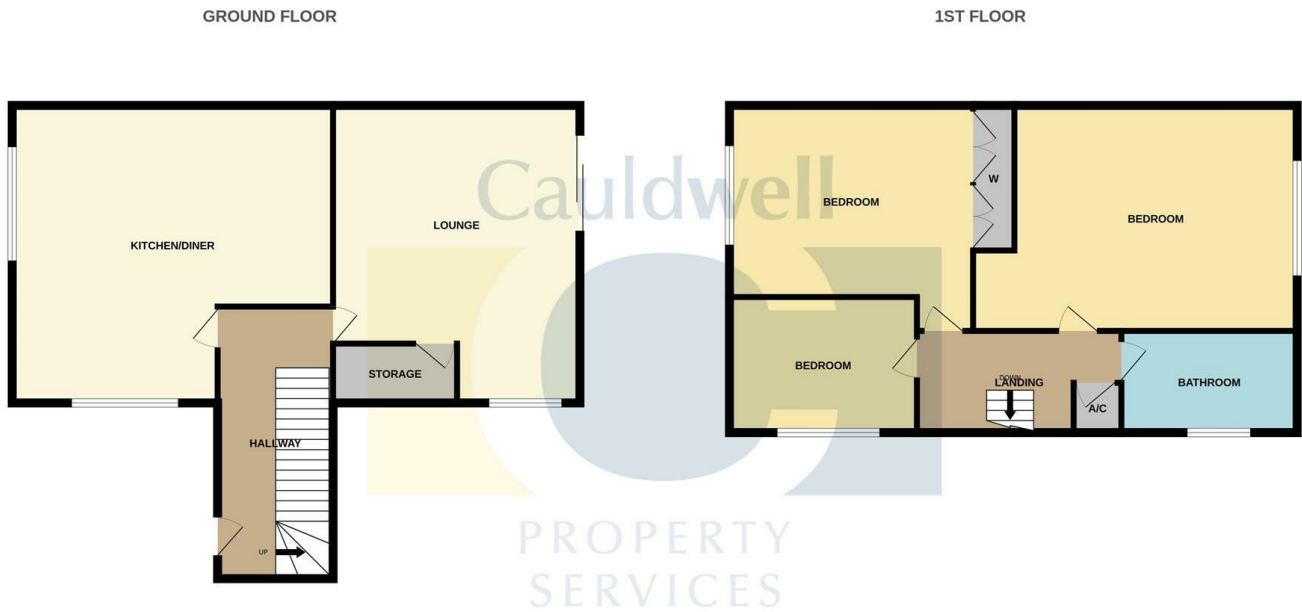
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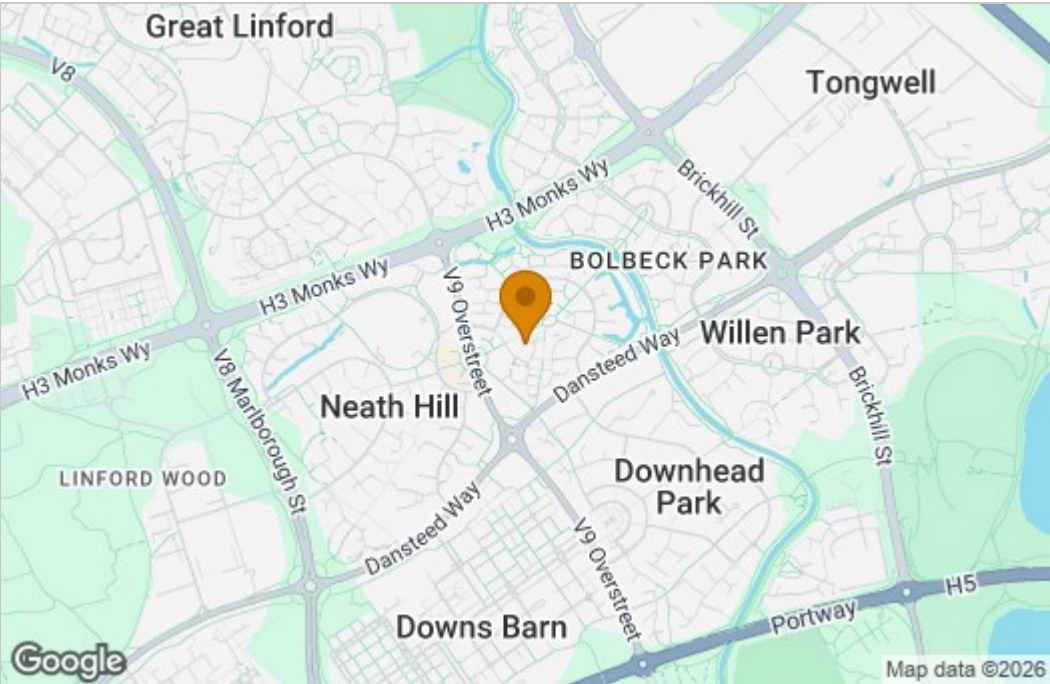
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Floor Plan

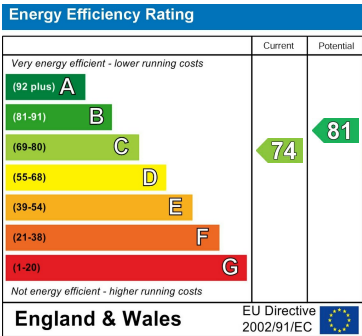


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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