



# Cauldwell

PROPERTY SERVICES



## 5 Porthmellin Close, Milton Keynes, MK4 3AQ

**£340,000**

We are delighted to offer for sale this well-presented three bedroom semi-detached home with a larger than average garage and driveway, positioned in a sought-after cul-de-sac within the highly desirable Tattenhoe area of Milton Keynes. This popular location is well-regarded for its green spaces, excellent school catchments, and easy access to local amenities and transport links.

The accommodation briefly comprises: entrance hall, downstairs cloakroom, fitted kitchen, spacious lounge dining room with views over the rear garden. To the first floor there is a principal bedroom, a versatile second bedroom currently opened up to create a generous dressing room with the third bedroom – which could easily be reinstated to its original layout – and a family bathroom.

Externally, the property boasts a neat front garden, an enclosed rear garden offering a good degree of privacy, and access to a larger than average garage with driveway providing off-road parking. The cul-de-sac setting further enhances the appeal, offering a quieter position away from passing traffic.

Council tax band: C  
Energy rating: D

## **ENTRANCE HALL**

Front entrance door with storm porch over. Stairs to first floor. Radiator. Door to lounge/dining room. Door to kitchen and cloakroom.

## **CLOAKROOM**

Two piece suite comprising low level wc and wash hand basin. Splash back tiling. Radiator. Frosted double glazed window to side.

## **KITCHEN 8'2" x 9'3" (2.50 x 2.84)**

Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer. Built in oven, four ring hob and extractor. Plumbing for washing machine. Slim line dishwasher. Wall mounted concealed boiler. Built in fridge freezer. Radiator. Splash back tiling. Double glazed window to front. Under unit lighting.

## **LOUNGE/DINING ROOM 18'0" x 14'7" (5.49 x 4.46)**

Sliding double glazed door to rear. Understairs storage cupboard. Two radiators.

## **FIRST FLOOR LANDING**

Doors to all rooms. Access to loft space. Radiator. Airing cupboard.

## **BEDROOM ONE 12'5" x 8'9" (3.79 x 2.68)**

Double door built in cupboard. Double glazed window to front. Radiator.

## **BEDROOM TWO 12'11" x 8'3" (3.94 x 2.53)**

Double glazed window to rear. Radiator. Arch way leading to bedroom three (converted to dressing room)

## **BEDROOM THREE/DRESSING ROOM 9'6" x 6'1" (2.92 x 1.87)**

Double glazed window to rear. Radiator.

## **BATHROOM**

Three piece suite comprising panelled bath with mixer tap and shower attachment, low level wc and wash hand basin. Tiled walls. Shaver point. Extractor.

## **REAR GARDEN**

Enclosed and laid mainly to lawn with patio area. Fence surround. Outside lighting and tap. Service door to single garage.

## **FRONT GARDEN**

Laid to lawn with block paved driveway leading to single garage.

## **SINGLE GARAGE**

Up and over door. Power and light.

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

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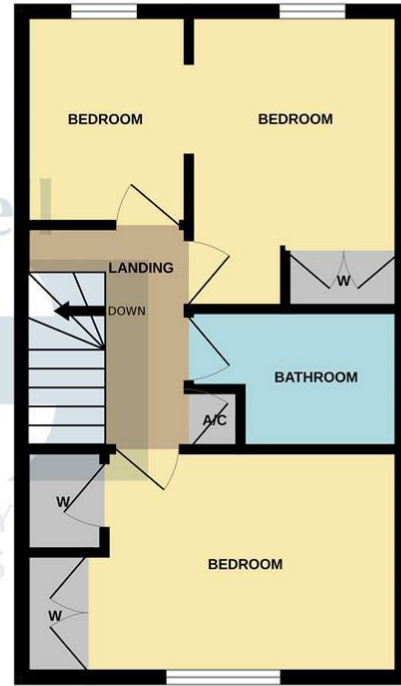
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# Floor Plan

GROUND FLOOR

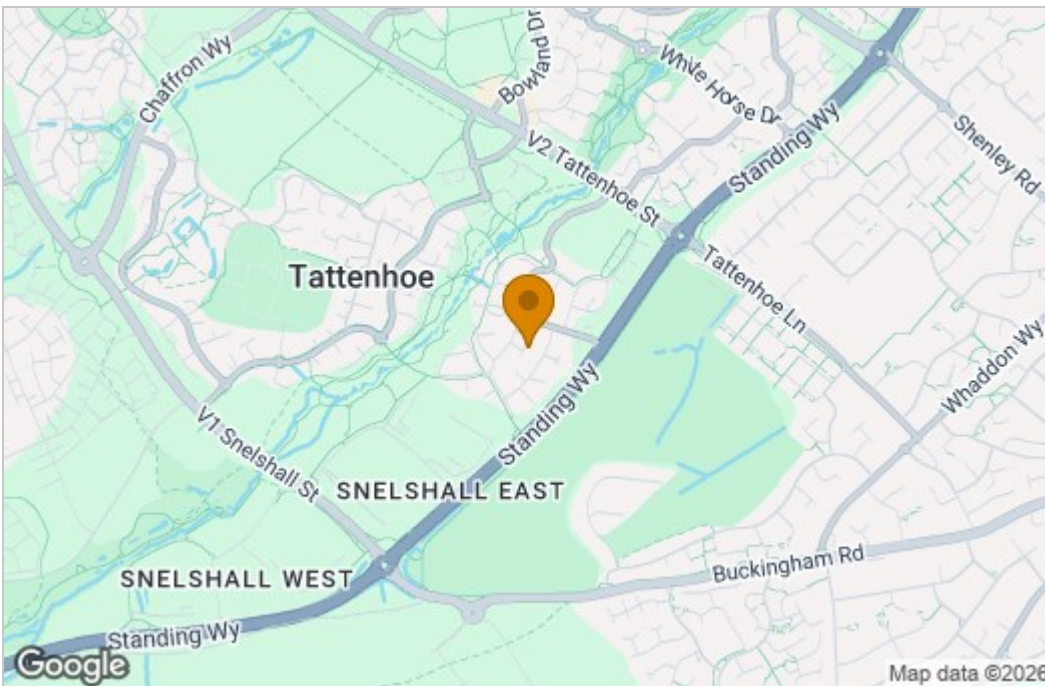


1ST FLOOR

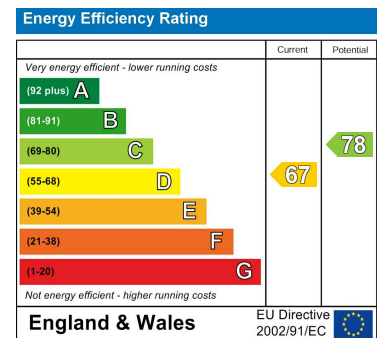


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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