Cauldwell

PROPERTY SERVICES









9 Shepton Road, Milton Keynes, MK10 7AH

£459,995

Cauldwell are delighted to offer for sale this immaculately presented three bedroom detached family home, situated within the highly sought-after modern development of Broughton, Milton Keynes. The property benefits from a larger than average rear garden, generous off-road parking and a number of additional upgrades carried out by the current owners, including bespoke fitted wardrobes.

The well-proportioned accommodation comprises an entrance hall, downstairs cloakroom, spacious living room and a modern kitchen/dining room.

To the first floor there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room and fitted wardrobes, alongside a family bathroom.

Outside, the property boasts a generous, larger than average rear garden, together with additional garden areas to the front. Off-road parking is available for up to three vehicles.

Broughton is a popular residential area of Milton Keynes, offering excellent local amenities, well-regarded schools, parks and pleasant walking routes. The property is conveniently located for access to Central Milton Keynes, Kingston Shopping Centre, the M1 motorway and Milton Keynes Central railway station, providing excellent transport links.

Viewing is highly recommended to fully appreciate the accommodation, presentation and generous outside space this wonderful family home has to offer. Please contact Cauldwell for further information or to arrange your viewing appointment.

ENTRANCE HALL
Entrance door. Stairs to first floor. Door to cloakroom. Understairs storage cupboard. Radiator. Skimmed ceiling. Door to living room and cloakroom

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

KITCHEN/DINING ROOM 9'3" x 16'7" (2.84 x 5.08)
Fitted with a range of wall and base units with worksurfaces incorporating sink drainer. Built in double oven, four ring hob and extractor hood. Built in fridge freezer, dishwasher and washing machine. Concealed wall mounted boiler. Skimmed ceiling with inset lighting. Double glazed window to side. Radiator.

LIVING ROOM 17'4" x 11'9" (5.30 x 3.59)
Double glazed French doors and windows to rear. Skimmed ceiling. Radiator and feature radiator. Media wall.

FIRST FLOOR LANDING
Doors to upstairs rooms. Access to loft, part boarded. Radiator. Skimmed ceiling.

BEDROOM ONE 9'11" x 10'7" (3.04 x 3.24)
Double glazed window to front. Radiator. Skimmed ceiling. Mirror fronted wardrobe with sliding doors. Door to ensuite.

ENSUITE
Three piece suite comprising double tiled shower cubicle with wall mounted shower, low level wc and wash hand basin. Part tiled walls. Heated towel rail. Frosted double glazed window to side. Skimmed ceiling. Shaver point. Extractor.

BEDROOM TWO 10'0" x 9'11" (3.06 x 3.04)
Four door fitted wardrobe. Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM THREE 8'8" x 7'1" (2.66 x 2.16)
Double glazed window to rear. Radiator. Skimmed ceiling.

BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Part tiled walls. Heated towel rail. Skimmed ceiling. Extractor. Frosted double glazed window to front.

REAR GARDEN
Enclosed and laid mainly to lawn with wooden fence surround. Decking area.

FRONT GARDEN
Laid to artificial lawn. Path to front door with storm porch. Hedgerow surround. Block paved driveway with parking for several vehicles. Outside light.

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

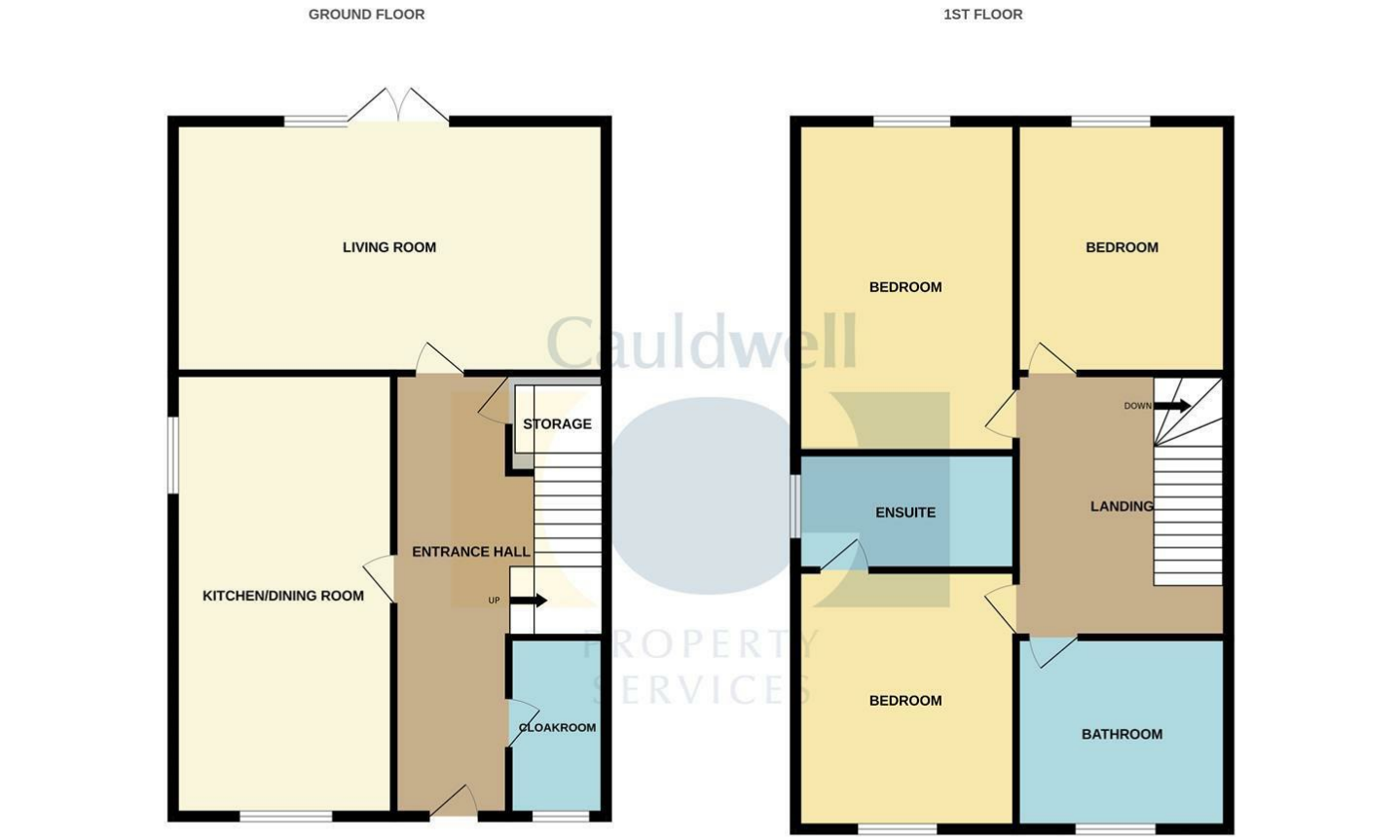
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We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

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.

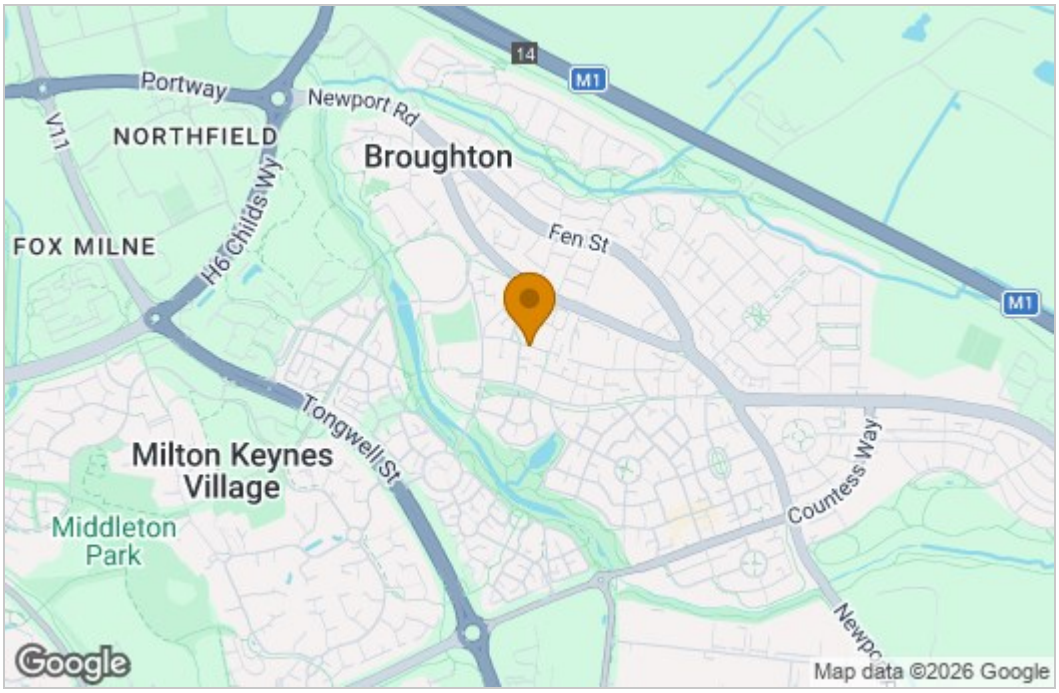
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Floor Plan

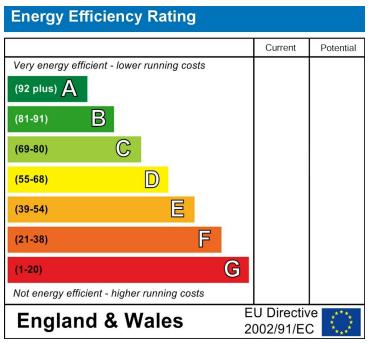


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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