Cauldwell

PROPERTY SERVICES









13 Tatling Grove, Milton Keynes, MK7 7EG

£475,000

A beautifully presented four-bedroom detached family home, situated within a small and peaceful cul-de-sac in the ever-popular Walnut Tree development.

Much loved and thoughtfully improved by the current owners, this impressive home offers well-proportioned accommodation throughout, combining generous living space with a practical family layout.

The ground floor begins with a welcoming entrance hall leading to a spacious bay-fronted living room, providing an excellent principal reception space. There is also a separate formal dining room, ideal for family meals and entertaining, together with a refitted kitchen and particularly useful spacious utility room. A downstairs cloakroom completes the ground floor.

Upstairs, the spacious landing provides access to all four bedrooms and the modernised family bathroom. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms offer excellent flexibility for family, guests or home working.

Outside, the property enjoys a front garden alongside a generous block-paved driveway providing parking for approximately three to four vehicles, leading to the integral garage. To the rear is a lovely private garden which is not directly overlooked and enjoys a pleasant backdrop of mature trees, creating a particularly attractive and peaceful setting.

ENTRANCE HALL
Door to front. Radiator. Stairs to first floor landing with understairs storage cupboard and light. Radiator.

CLOAKROOM
Double glazed obscure window to front. Two piece suite comprising close coupled wc and wash hand basin in vanity surround Heated towel rail. Tiled flooring. Part tiled walls .

LIVING ROOM 19'10" x 10'11" max (6.06 x 3.34 max)
into bay
Double glazed bay window to front. Vertical radiator. Television point. Fibre internet point. Arch to dining room.

DINING ROOM 8'11" x 11'4" (2.74 x 3.47)
Double glazed patio doors to rear. Vertical radiator. Door to kitchen.

KITCHEN 11'4" x 8'2" (3.46 x 2.51)
Double glazed window to rear. Fitted with a range of wall and base units with solid wood worksurfaces. Stainless steel sink drainer unit and mixer tap. Range style electric oven and five ring gas hob with extractor hood over. Plumbing for dishwasher. Under cupboard lighting. Plinth lighting. Radiator. Door to utility room.

UTILITY ROOM 7'8" x 7'9" (2.35 x 2.38)
Double glazed window to rear and door to rear. Fitted wall and base units with wooden worksurfaces. Sink drainer unit. Plumbing for washing machine. Space for tumble dryer and fridge freezer. Radiator. Door to garage. Access to loft space.

GARAGE 16'8" x 8'3" (5.09 x 2.54)
Up and over door to front. Power and light. Roof storage space. Door to utility room. Wall mounted combination boiler

FIRST FLOOR LANDING
Stairs from entrance hall. Access to boarded loft space via drop down ladder. Airing cupboard. Double glazed window to side.

BEDROOM ONE 11'6" x 10'9" (3.53 x 3.28)
Double glazed window to rear. Radiator. Two wardrobe recess areas.

ENSUITE
Three piece suite comprising shower cubicle with mains shower, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Double glazed obscure window to side. Tiled flooring. Part tiled walls.

BEDROOM TWO 10'8" x 8'5" (3.27 x 2.58)
Double glazed window to front. Radiator.

BEDROOM THREE 8'11" x 6'9" (2.73 x 2.07)
Double glazed window to rear. Radiator.

BEDROOM FOUR 10'0" x 6'9" (3.07 x 2.06)
Double glazed window to front. Radiator. Built in wardrobe.

BATHROOM
Double glazed obscure window to side. Three piece suite comprising bath with mixer tap and shower over with screen, wash hand basin in vanity surround and close coupled wc. Heated towel rail. Tiled flooring. Part tiled walls.

FRONT GARDEN
Block paved driveway parking for three/four vehicles. Mainly laid to shingle stone with mature beds and borders.

REAR GARDEN
Laid to lawn with rear width patio area with mature flower beds and borders. Wooden pergola. Outside tap. Garden lighting. Gated access to front.

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

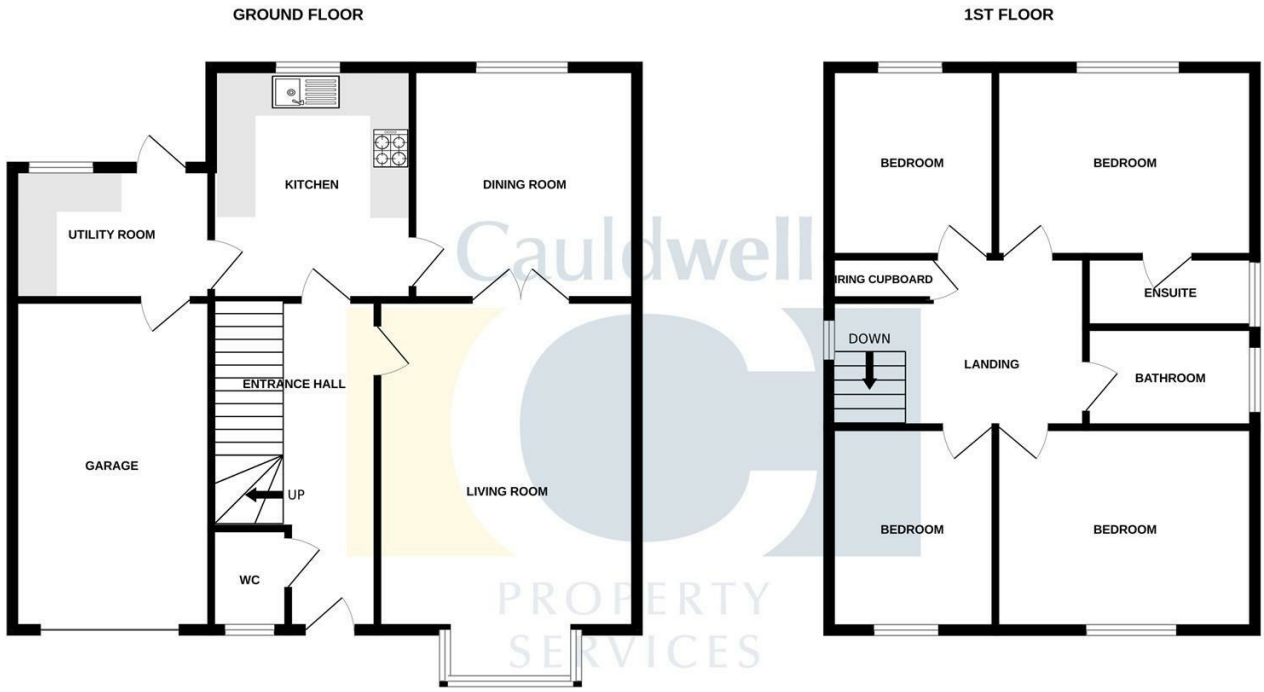
we are obliged to do as per HMRC Anti Money Laundering guidelines.

Photographs may be digitally enhanced for presentation purposes, including lighting and cosmetic adjustments. No structural or permanent features of the property have been altered, and buyers should satisfy themselves by inspection.

AGENTS NOTE

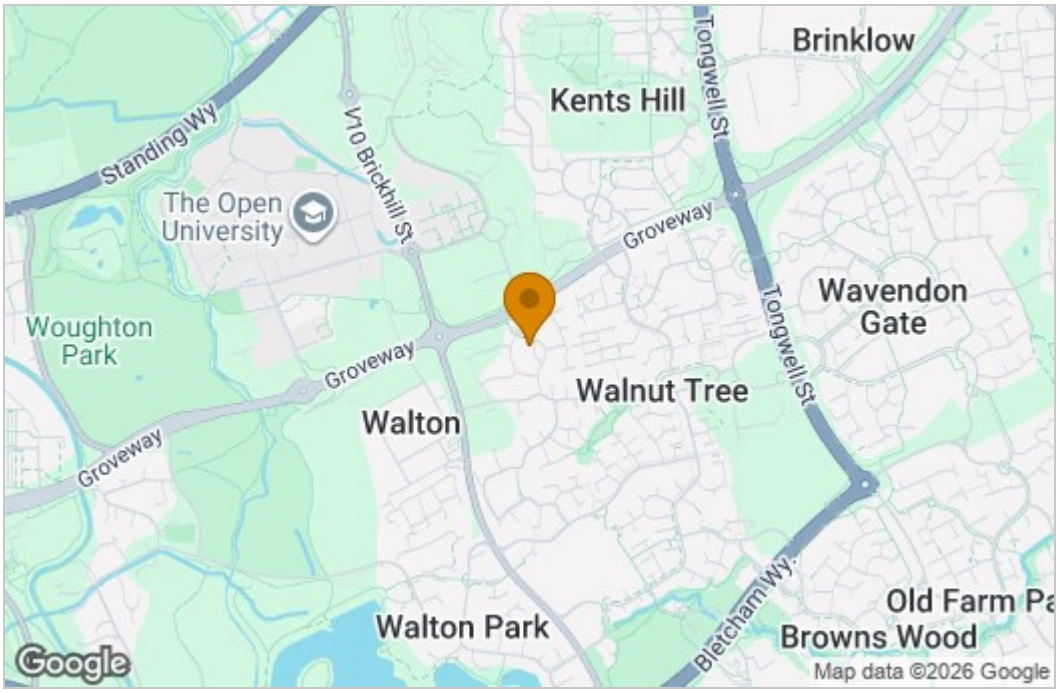
* Since the production of the energy performance certificate a new combination boiler has been fitted.

Floor Plan

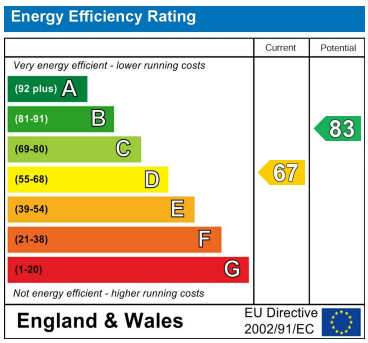


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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