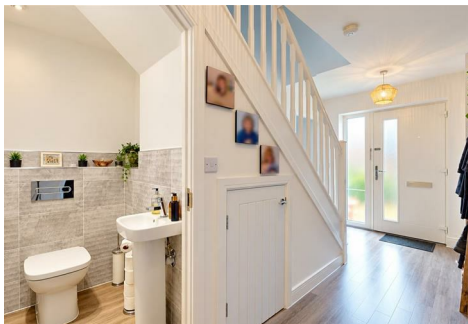


Cauldwell

PROPERTY SERVICES



2 Clun Forest Way, Milton Keynes, MK8 1HB

Guide Price £600,000

Cauldwell are delighted to offer for sale this exceptional and extensively upgraded four double bedroom detached family home, occupying a generous landscaped plot in a desirable position overlooking green space and parkland within the sought-after Whitehouse development. An impressive example of Bellway's Artisan Collection 'The Philosopher' house type.

Presented to a high standard throughout, the property has been significantly improved beyond its original specification and offers spacious, versatile accommodation ideally suited to modern family living.

The ground floor is centred around a superb open-plan kitchen, dining and family room extending to approximately 28ft, with French doors opening directly onto the landscaped rear garden. The upgraded kitchen features enhanced cabinetry and recently installed Bosch ovens. Further accommodation includes a substantial separate living room, dedicated study/home office and downstairs cloakroom.

To the first floor are four genuine double bedrooms. The generous principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by an upgraded family bathroom.

Externally, the generous rear garden is a particular feature, having been extensively landscaped to create an attractive and highly usable family space with an enlarged patio and additional area behind the garage

ENTRANCE HALL

Stairs to first floor. Radiator. Understairs storage cupboard. Door to study, cloakroom, kitchen/dining room and family room. Skimmed ceiling. Radiator. Karndean flooring.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin. Half tiled walls. Karndean flooring. Radiator. Skimmed ceiling. Inset lighting. Extractor.

LIVING ROOM 17'9" x 11'4" (5.42 x 3.47)

Double glazed window to front. Radiator. Skimmed ceiling.

KITCHEN/DINING ROOM 27'3" x 10'10" (8.31 x 3.32)

Fitted with a range of soft close wall and base units with stone work surface incorporating one and half bowl sink and drainer unit. Built in double oven, four ring hob and extractor. Built in dishwasher and fridge freezer. Skimmed ceiling with inset lighting. Double glazed window to rear. Karndean flooring. Door to utility room.

DINING ROOM

Double glazed French doors and windows to rear. Two radiators. Skimmed ceiling. Karndean flooring.

UTILITY ROOM

Fitted with base units. Stone worksurface incorporating sink and drainer unit. Built in washing machine. Wall mounted boiler. Skimmed ceiling. Double glazed door to side.

STUDY 8'5" x 8'3" (2.58 x 2.53)

Double glazed window to front. Radiator. Skimmed ceiling. Karndean flooring.

FIRST FLOOR LANDING

Doors to upstairs rooms. Radiator. Skimmed ceiling. Door to airing cupboard. Access to boarded loft, approximately 18 sqm.

(Loft upgrades- professionally installed LoftZone storage (16 sqm plus shelving), upgraded loft hatch and installed folding ladder, with LED light and switch)

BEDROOM ONE 15'11" x 11'0" (4.86 x 3.37)

Double glazed window to front aspect. Radiator. Skimmed ceiling. Four door wardrobe with sliding mirror doors. Door to ensuite.

ENSUITE

Three piece suite comprising double tiled shower cubicle with wall mounted shower. low level wc and wash hand basin. Tiled walls and flooring. Skimmed ceiling. Inset lighting. Extractor. Frosted double glazed window to front. Heated towel rail.

BEDROOM TWO 12'8" x 11'0" (3.87 x 3.36)

Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM THREE 8'11" x 8'11" (2.74 x 2.73)

Double glazed window to rear. Radiator. Skimmed ceiling.

BEDROOM FOUR 8'3" x 16'4" (2.54 x 4.98)

Double glazed window to front. Radiator. Skimmed ceiling.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Part tiled walls. Tiled flooring. Heated towel rail. Frosted double glazed window to rear. Shaver point. Extractor. Inset lighting.

FRONT GARDEN

Hedge surround with pathway to entrance.

DRIVEWAY

Hardstanding driveway leading to garage.

REAR GARDEN

Landscaped rear garden, laid mainly to the lawn with raised sleeper beds and patio and shingle areas. Outside tap, external power sockets and lighting. Brick and wooden fence surround. Tree flower and shrub borders. Gated side access.

DETACHED GARAGE

Oversized detached garage with an up-and-over door, power and light, including driveway light and sensor.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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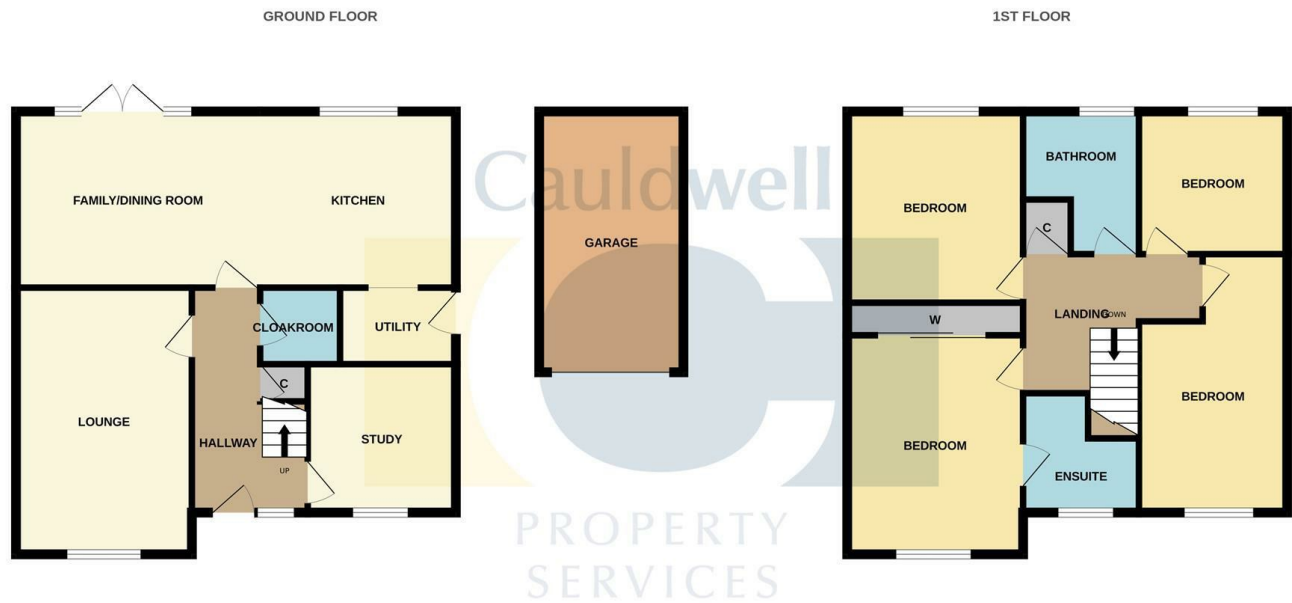
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Floor Plan

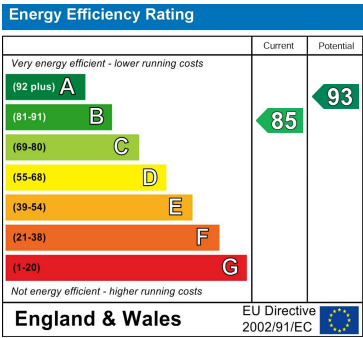


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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