Cauldwell

PROPERTY SERVICES









36 Clegg Square, Milton Keynes, MK5 7HG

£399,995

An impressive and individually laid-out four-bedroom, three-storey family home, tucked away in a quiet cul-de-sac within the highly desirable Shenley Lodge area of Milton Keynes. Ideally positioned for some of the city's most sought-after school catchments, the property also offers convenient access to Central Milton Keynes and the mainline train station, making it an excellent choice for families and commuters alike.

Offered to the market with no onward chain, this appealing home boasts a versatile layout arranged across three floors, providing well-proportioned living accommodation and an interesting separation of living and sleeping spaces.

The ground floor begins with an entrance hall leading to a cloakroom and an impressive open-plan, split-level kitchen, dining and family area, creating a sociable hub of the home. A generous separate utility room further enhances the practicality of the ground floor.

On the first floor, there is a spacious living room with access to a balcony, providing an excellent space to relax and unwind. This floor also accommodates the main bedroom, complete with its own en-suite shower room and bedroom 4.

ENTRANCE HALL
Double glazed door and window to front. Radiator. Stairs to first floor.

CLOAKROOM
Double glazed obscure window to front. Two piece suite comprising closes coupled wc and wash hand basin. Radiator

KITCHEN/DINING/FAMILY ROOM 16'0" x 17'9" max (4.90 x 5.42 max)
irregular shaped room
Double glazed window and French doors to rear. Two radiators. Television point. Fitted wall and base units with worksurfaces incorporating one and half bowl sink drainer. Electric oven and grill oven with four ring gas hob and extractor hood. Space for fridge freezer. Integral dishwasher. Understairs storage cupboard. Door to utility room.

UTILITY ROOM 9'0" x 5'10" (2.76 x 1.79)
Double glazed obscure window to rear. Fitted base units and worksurfaces. Plumbing for washing machine. Space for tumble dryer. Wall mounted central heating boliler. Radiator. Extractor fan. integral door to garage.

FIRST FLOOR LANDING
Stairs from entrance hall. Radiator. Stairs to second floor landing. Double glazed window to front.

LIVING ROOM 18'9" x 11'5" (5.73 x 3.48)
Double glazed window to rear. Double glazed French doors to rear. Leading to balcony. Two radiators. Electric fireplace. Television and internet point.

BALCONY
Decking with wire railings.

BEDROOM ONE 9'10",.108'3" x 10'9" (3,.33 x 3.29)
Double glazed French doors and windows to front with Juliette balcony. Radiator. Two built in wardrobes. Television point Door to ensuite.

ENSUITE
Three piece suite comprising shower cubicle with mains shower, wash hand basin and close coupled wc. Radiator. Extractor fan. Shaver point.

BEDROOM FOUR 13'0" x 9'0" max (3.97 x 2.76 max)
Double glazed window to rear. Radiator. Television point.

SECOND FLOOR LANDING
Stairs from first floor. Radiator. Access to loft space. Walk in airing cupboard.

BEDROOM TWO 13'11" x 9'1" (4.26 x 2.79)
Restricted head height
Two double glazed sky light windows to front with fitted blinds. Two radiators.

BEDROOM THREE 14'0" x 9'1" (4.28 x 2.79)
Restricted head height.
Double glazed sky light window to front with blind Radiator.

BATHROOM
Double glazed sky light window to front with blind. Three piece suite comprising bath with mixer tap and shower over with screen, wash hand basin and close coupled wc. Shaver point. Extractor fan. Radiator. Eaves access.

FRONT GARDEN
Hardstanding driveway parking. Shingle stone parking area.

GARAGE 17'1" x 8'10" (5.23 x 2.70)
Electric up and over door to front. Power and light. Tap. Door to utility room. Shelving.

REAR GARDEN
Patio area and artificial lawn, Shingle stone. Wrought iron railings to rear.

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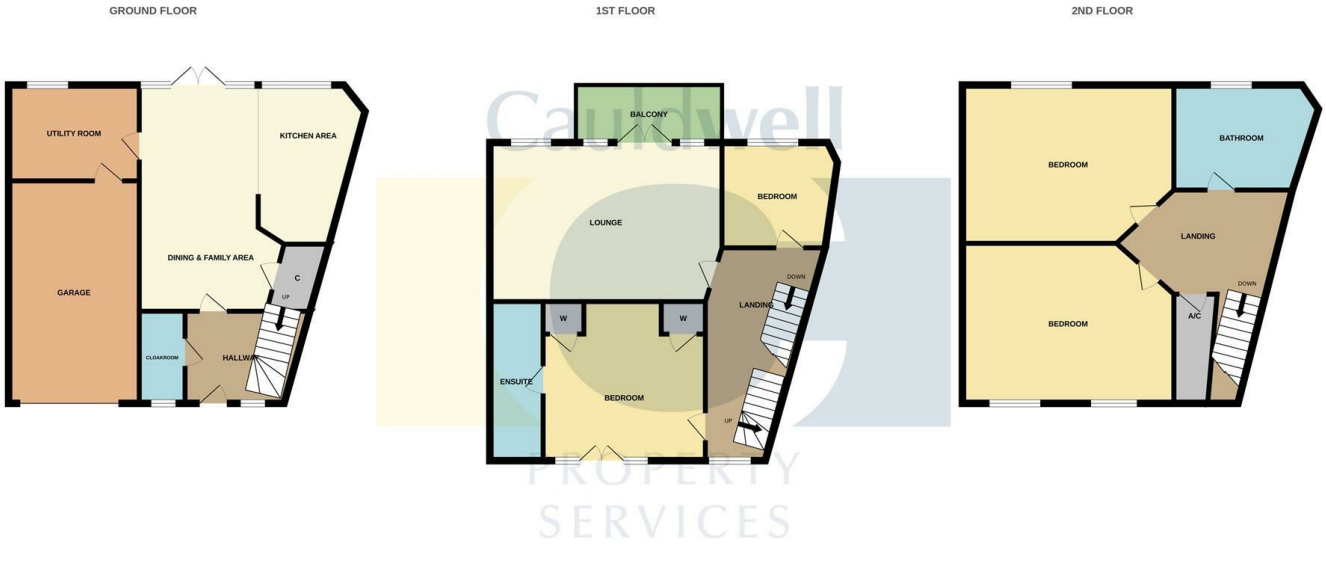
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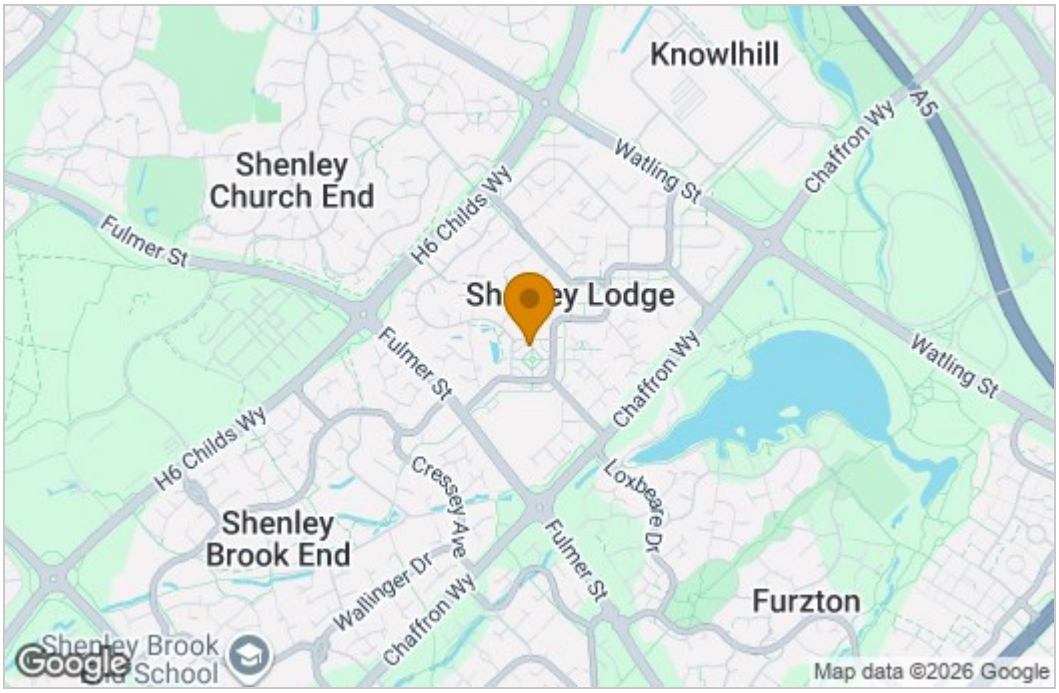
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Floor Plan

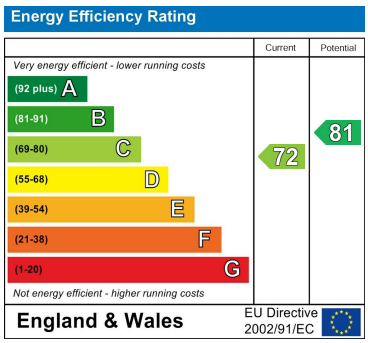


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Area Map



Energy Efficiency Graph



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