Cauldwell

PROPERTY SERVICES









70 Windmill Hill Drive, Milton Keynes, MK3 7RR

Open To Offers £550,000

CAULDWELL are pleased to offer for sale this spacious five/ six bedroom detached home in the sought after development of Windmill Hill Drive within Far Bletchley, with a versatile accommodation with a single storey rear extension and a garage conversion currently being used as a sixth bedroom.

The accommodation comprises an entrance hall, cloakroom, generous living room, dining room, additional reception room and a fitted kitchen with breakfast bar and integrated appliances. A further ground floor family room benefits from an en-suite shower room, offering flexibility for guests or multigenerational living.

Upstairs are five bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. The property also benefits from double glazing, gas central heating and solar panels.

Outside, there is off-road parking for four vehicles. The enclosed rear garden backs onto Windmill Hill Golf Course and has been designed for low maintenance, with patio areas, a pergola and artificial lawn.

Bletchley offers a range of shops, supermarkets, places to eat and schools. Bletchley railway station, local bus services and access to the A5 provide useful transport connections across Milton Keynes and beyond.

ENTRANCE PORCH
Frosted double glazed window to the front aspect and double glazed window to the side. Tiled flooring and door leading through into the entrance hall.

ENTRANCE HALL
Doors leading to all ground floor rooms, radiator, coving to a textured ceiling. Under-stairs storage cupboard.

CLOAKROOM
Fitted two-piece suite comprising a low-level WC and a wash hand basin with mixer tap. Radiator, tiled flooring, tiled walls, and a frosted double glazed window to the side aspect.

KITCHEN 14'7" x 8'7" (4.46 x 2.62)
Dual aspect. Double glazed windows to the front, double glazed window and door to the side. Fitted with a range of wall and base units with roll-top work surfaces over, incorporating a 1.5 bowl sink and drainer with mixer tap. Built-in double oven, four-ring gas hob, and extractor hood. Plumbing for a dishwasher, space for an under-counter fridge, and a built-in breakfast bar.

UTILITY AREA
Space for a fridge and freezer. Plumbing for a washing machine.

INNER HALLWAY
Connecting hallway providing access to Bedroom Two (garage conversion).

BEDROOM TWO 14'2" x 7'11" (4.34 x 2.43)
Forming part of a garage conversion. Double glazed window to the front aspect, radiator, skimmed ceiling with inset lighting, built-in storage cupboard, and door to ensuite.

ENSUITE
Three-piece suite comprising a tiled shower cubicle with wall-mounted shower, low-level WC, and a wash hand basin with mixer tap set within a vanity unit. Tiled walls, extractor fan, and skimmed ceiling with inset lighting.

LIVING ROOM 18'0" x 11'11" (5.49 x 3.64)
Double glazed window to the side aspect and sliding double glazed doors opening to the rear garden. Radiator, coving to a textured ceiling, and double doors opening into the dining room.

DINING ROOM 11'11" x 10'5" (3.65 x 3.19)
Double glazed window to the rear aspect. Radiator.

FAMILY ROOM 18'1" x 9'0" (5.52 x 2.76)
Forming part of extension. Dual aspect with sliding double glazed doors to the rear and a double glazed window to the side. Skimmed ceiling with inset lighting. Radiator.

FIRST FLOOR LANDING
Doors leading to all upstairs bedrooms and family bathroom, double glazed window to the side aspect, and loft access.

BEDROOM ONE 10'6" x 10'6" (3.22 x 3.22)
Double glazed window to the front aspect. Radiator. Door leading into the ensuite.

ENSUITE
Three-piece suite comprising a tiled shower cubicle with wall-mounted shower, low-level WC, and a wash hand basin with mixer tap. Part-tiled walls and a frosted double glazed window to the front aspect.

BEDROOM THREE 12'4" x 12'3" (3.77 x 3.74)
Double glazed window to the rear aspect. Radiator.

BEDROOM FOUR 11'5" x 9'2" (3.48 x 2.80)
Double glazed window to the rear aspect. Radiator.

BEDROOM FIVE 16'3" x 6'8" (4.97 x 2.05)
Double glazed window to the rear aspect. Radiator.

BEDROOM SIX 9'1" x 8'8" (2.79 x 2.66)
Double glazed window to the front aspect. Radiator.

REAR GARDEN
Enclosed rear garden laid mainly to artificial lawn. Paved patio area and wooden fence surround. Gated side access. Outside power point.

DRIVEWAY
Gravel driveway with parking for several vehicles

SOLAR PANELS
The solar panels are leased. Please ask for more information before making an offer.

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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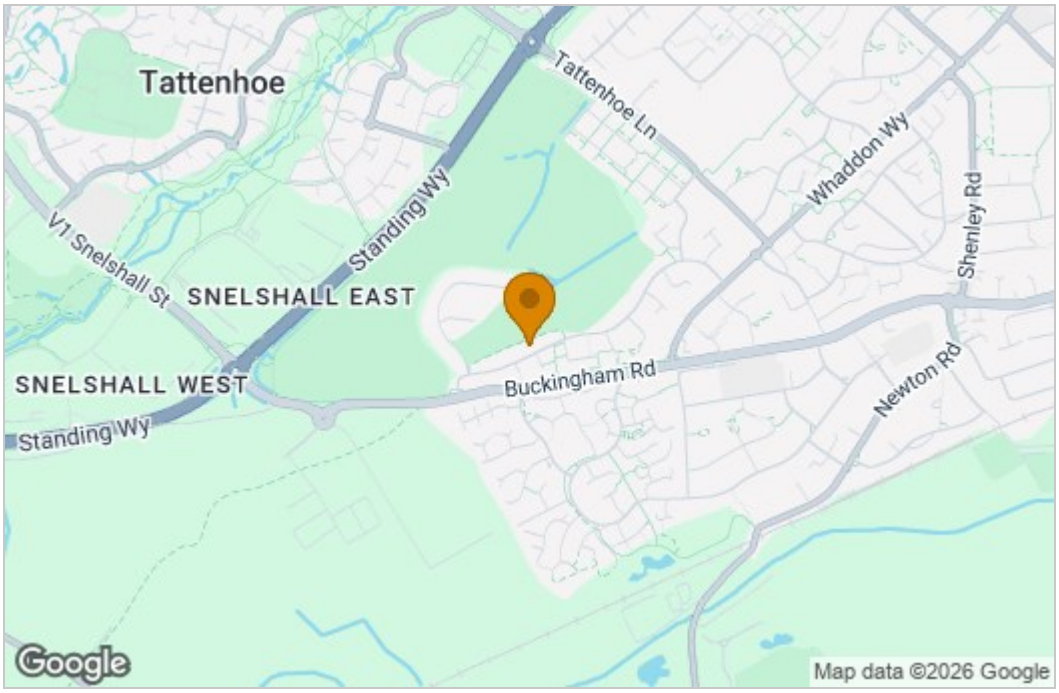
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Floor Plan

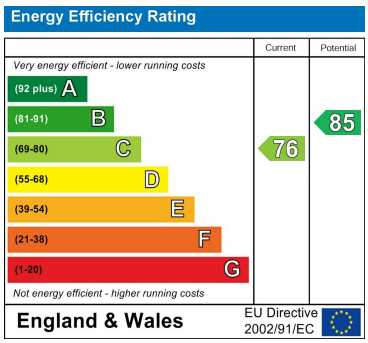


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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