



Cauldwell

PROPERTY SERVICES



3 Colley Hill, Milton Keynes, MK13 9BL

£525,000

Five-Bedroom Detached Home | Bradwell Village | No Upper Chain

Situated within the highly sought-after Bradwell Village, this substantial five-bedroom detached family home offers generous and versatile accommodation, excellent potential for further adaptation and is offered to the market with no upper chain.

The accommodation begins with a welcoming entrance hall and downstairs cloakroom. The ground floor provides an impressive dual-aspect living room, separate dining room and an extended kitchen/breakfast room, creating excellent space for both everyday family life and entertaining.

A particularly attractive feature of the property is its flexibility. The layout offers excellent potential to create a self-contained annexe, ideal for multi-generational living, older children or those requiring additional independent accommodation, subject to any necessary consents.

The main first floor provides four well-proportioned bedrooms together with the family bathroom. A fifth bedroom is positioned above the garage and benefits from its own separate staircase, further enhancing the

ENTRANCE HALL

Stairs to first floor. Radiator. Door to cloakroom. Double doors to living room. Door to kitchen/dining room and study. Coving to skimmed ceiling.

CLOAKROOM

Two piece suite comprising low level wc and wash hand basin in vanity surround. Part tiled walls. Heated towel rail.

LIVING ROOM 10'5" x 19'3" (3.20 x 5.87)

Dual aspect with double glazed window to front and double glazed sliding doors to rear. Understairs storage cupboard. Two radiators. Coving to skimmed ceiling.

STUDY 8'8" x 8'5" (2.65 x 2.58)

Double glazed window to front. Radiator. Skimmed ceiling.

KITCHEN/DINING ROOM 19'8" x 12'0" to 9'1" (6.00 x 3.66 to 2.78)

Fitted with a range of wall and base units with worksurfaces incorporating sink drainer and mixer tap. Built in double oven, five ring gas hob and extractor. Built in dishwasher and fridge freezer. Understairs storage cupboard with plumbing for washing machine and space for tumble dryer. Central island. Tiled flooring. Skimmed ceiling with inset lighting. Breakfast bar. Radiator. Double glazed window and door to rear. Door to inner hall way.

INNER HALL WAY

Stairs to bedroom five. Radiator. Frosted double glazed window to front.

BEDROOM FIVE 8'0" x 15'7" (2.46 x 4.77)

Restricted head height. Double glazed window to rear. Skimmed ceiling. Radiator.

FIRST FLOOR LANDING

Doors to upstairs rooms. Coving to skimmed ceiling. Access to loft. Double glazed window to rear.

BEDROOM ONE 9'5" x 10'7" (2.88 x 3.24)

Double glazed window to front. Radiator. Coving to skimmed ceiling. Double door wardrobe with sliding mirror doors.

BEDROOM TWO 10'7" x 7'4" (3.24 x 2.25)

Double glazed window to rear radiator. Built in cupboard. Skimmed ceiling.

BEDROOM THREE 12'0" x 11'6" (3.68 x 3.51)

Double glazed window to front. Radiator. Skimmed ceiling.

BEDROOM FOUR 8'6" x 6'3" (2.61 x 1.93)

Double glazed window to front. Radiator. Skimmed ceiling.

BATHROOM

Three piece suite comprising panelled bath with shower attachment, low level wc and wash hand basin. Heated towel rail. Built in cupboard. Skimmed ceiling. Part tiled walls. Frosted double glazed window to rear.

REAR GARDEN

Enclosed and laid mainly to artificial lawn with patio area. Brick and wooden fence surround.

FRONT GARDEN

Hardstanding driveway.

SINGLE GARAGE

Up and over door.

All measurements are approximate.

The area measurements are taken from the government EPC register.

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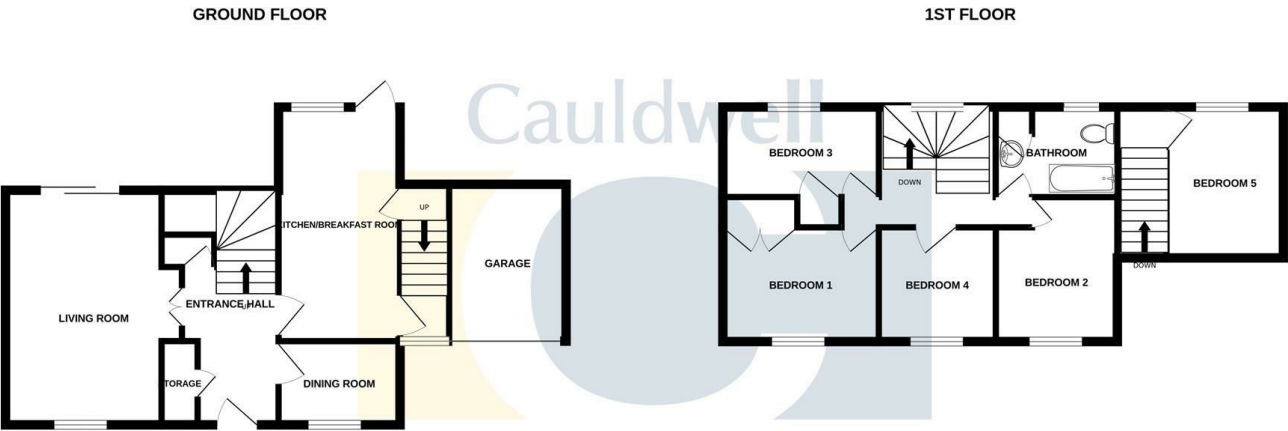
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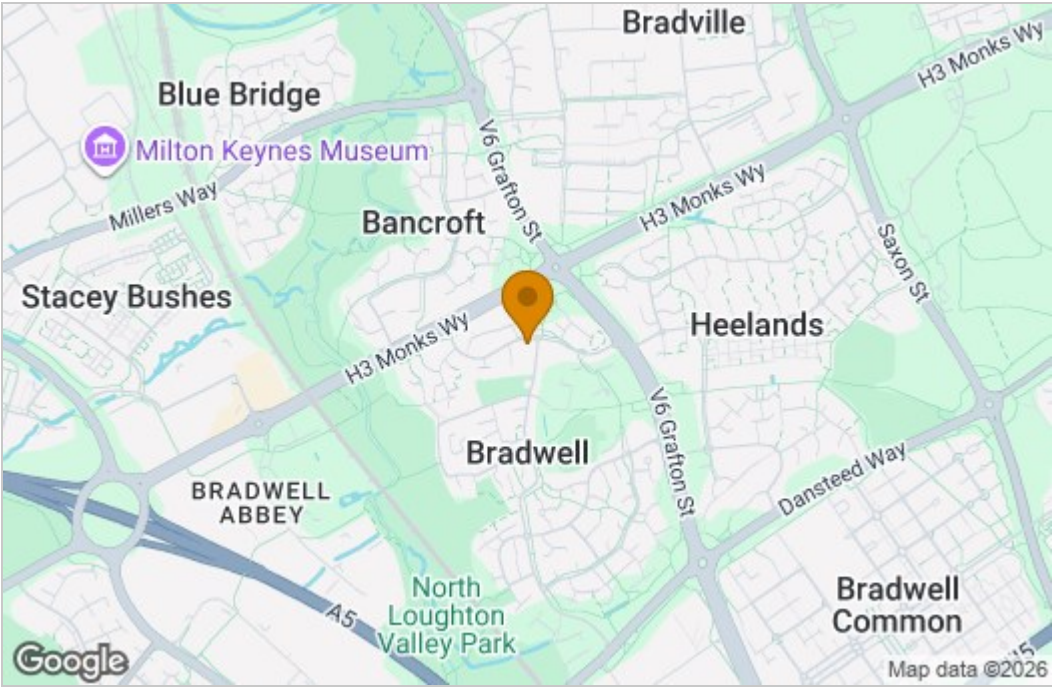
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Floor Plan

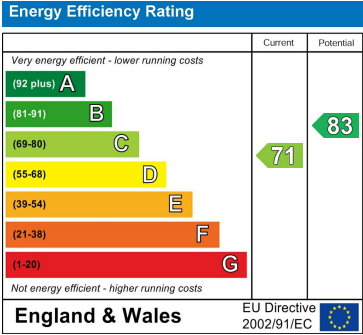


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Area Map



Energy Efficiency Graph



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