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**46 Wadesmill Lane, Caldecotte, Milton
Keynes, Buckinghamshire, MK7 8LN**

£400,000 Freehold

- Three Bedroom Detached
- Conservatory & Converted Garage
- Sought After Area
- Potential To Extend
- Large Rear Garden
- Integrated Goods
- Study/bedroom four on ground floor
- Council Tax Band-C
- Potential rental value £1500- £1550
- EPC- B



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Lovely three bedroom detached home with a driveway for three cars.

On the ground floor of this home is the family living room and kitchen diner with grey gloss cupboards, a breakfast bar and access to the conservatory, included in the kitchen are integrated goods; an oven, with a gas hob as well as space for freestanding appliances. The garage conversion has potential as a study or bedroom four.

The first floor comprises of three double bedrooms all of which have plenty of natural light throughout and are of good size. Finally, the family bathroom has a bath with a glass screen door and overhead shower, a pedestal basin and low-level w/c.

To the rear of the property is the large private garden which is fully landscaped. At the front of the home is the driveway for three cars.

Situated in the very sought-after area Caldecotte, it is in close proximity to a nursery, golf and rowing club. It's a short distance to the Stadium MK food and shopping centre. It offers stunning picturesque views and perfect for family strolls and dog walks. Overall a great area to live in.

Enter via part glazed front door into:

Entrance Hall

Wall mounted fuse box. Radiator. Stairs to first floor. Laminate wood flooring. Door to

Lounge

12' 9" x 11' 3" (3.89m x 3.43m) Laminate wood flooring. Hardwood double glazed box bay window to front aspect. TV/FM point. Phone point. Radiator. Coving to ceiling. Glazed internal door to:

Kitchen/Diner

14' 7" x 11' 5" (4.45m x 3.48m) Refitted to include sink unit with mixer tap and tiled splashback and a further range of units to base and eye level with work surfaces and breakfast bar. Built-in oven and 4-ring gas hob with extractor fan over. Integrated dishwasher. Plumbing for washing machine. Space for fridge/freezer. Wall mounted replacement boiler in housing. Ceramic tiled floor. Laminate wood flooring. Double panel area. Understairs storage cupboard. Door to stairs. Hardwood double glazed window to rear aspect. Space for table and chairs. Door to:

Conservatory

Upvc conservatory with full length tilt windows and sliding patio door to rear garden. Door to garage.

Landing

Loft access. Doors to:

Bedroom 1

11' 6" x 8' 3" (3.51m x 2.51m) (excluding two recesses). Hardwood double glazed window to front aspect. Airing cupboard. Radiator.

Bedroom 2

9' 8" x 7' 2" (2.95m x 2.18m) Laminate wood flooring. Radiator. Hardwood double glazed window to rear aspect.

Bedroom 3

10' x 7' 2" (3.05m x 2.18m) (including recess). Laminate wood flooring. Radiator. Hardwood double glazed window to rear aspect.

Bathroom

Replacement suite comprising pedestal wash basin, low level w.c. and panelled bath with mixer tap and shower attachment. Tiled splashbacks. Radiator. Obscure hardwood double glazed window to side aspect.

Front Garden

Small lawn area with shrub borders. Off road parking for two cars

Rear Garden

On a corner plot and enclosed by timber fencing. Laid to lawn with conifers, an outside tap and gated side access

Garage

Single garage with up and over door. Power and light.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.



Floor plans are for layout purposes only. Measurements are approximate and subject to inaccuracies.
Plan produced using PlanUp.