

Russell & Butler

independent estate agents

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Embleton Way, Buckingham, MK18 1FJ

Asking Price £645,995.00 Freehold

A spacious and well presented four double bedroom detached family home within walking distance to Buckingham town and being in catchment for both Buckingham Secondary and the Royal Latin Grammar schools. The property benefits further from a light and airy kitchen/diner and a south facing rear garden. Accommodation over two floors comprises: reception hallway, ground floor cloakroom, sitting room, family room, office/study, kitchen/diner and a separate utility room. On the first floor, landing, master bedroom with a range of built in wardrobes and re-fitted en-suite shower room, three further double bedrooms all with built in wardrobes and a re-fitted family bathroom with separate shower cubicle. There is double width parking to the front of the property an integral single garage and enclosed south facing landscaped gardens to the rear. EPC rating C.



Entrance

Replacement composite door to:

Reception Hall

Providing access to accommodation, mat well, Travertine tiled flooring, stairs rising to first floor, cloaks hanging space.

Cloakroom

Suite of low level W/C, pedestal wash hand basin, Travertine tiled flooring, extractor fan, ceramic tiling to splash areas, chrome ladder/towel rail.

Sitting Room

16' 6" X 11' 4" (5.04m X 3.46m) Plus Bay.

Upvc double glazed leaded light effect window to front aspect, feature fireplace with marble hearth, two radiators, engineered Oak flooring, coving to ceiling, double doors to study/office.

Office/Study

10' 7" X 9' 3" (3.24m X 2.83m)

With Upvc double glazed French doors to patio and rear garden, engineered Oak flooring, radiator.

Family Room

12' 10" X 7' 2" (3.92m X 2.19m)

Upvc double glazed leaded light effect window to front aspect, under stair storage cupboard, radiator, three wall light points, coving to ceiling.

Kitchen/Diner

23' 5" X 15' 5" (7.15m X 4.72m)

A fabulous family kitchen/diner re-fitted by Willowbank to comprise inset sink unit with mono bloc mixer taps, cupboard under, a further range of wall, drawer and base units with Oak work tops over, co-ordinating dresser unit with display cabinet, integrated five burner gas hob with filter hood over, built in electric oven and grill, space and plumbing for dish washer, space for tall fridge/freezer, Travertine tiled flooring, two Upvc double glazed windows to rear aspect, UPvc double glazed French doors to patio and rear garden.

Utility

6' 3" X 5' 0" (1.93m X 1.53m)

Space and plumbing for washing, space for tumble dryer, Oak work tops over, eye level cupboard, tall storage cupboard, radiator, Travertine tiled flooring, double glazed door to side aspect.

First Floor Landing

Access to loft space with ladder, part boarded with power, radiator, large storage cupboard.

Bedroom One

14' 7" X 13' 5" (4.47m X 4.09m)

Having the benefit of four built in double width wardrobes with hanging rail and shelving as fitted, UPvc double glazed leaded light effect window to front aspect, radiator, door to:

En-Suite

7' 3" X 6' 3" (2.21m X 1.91m)

Re-fitted to comprise length and a half fully tiled shower cubicle with shower as fitted, glazed screen, low level W/C, pedestal wash hand basin, with storage cupboard under, ladder/heater towel rail, full height tiling to all walls, extractor fan, Upvc leaded light effect double glazed window to front aspect.

Bedroom Two

11' 2" X 11' 1" (3.42m X 3.39m)

Built in wardrobes with hanging rail and shelving as fitted, radiator, Upvc double glazed window to rear aspect, wood laminate flooring.

Bedroom Three

12' 3" X 10' 9" (3.75m X 3.30m)

Wood laminate flooring, radiator, Upvc leaded light effect double glazed window to front aspect, built in wardrobes.

Bedroom Four

11' 1" X 8' 0" (3.39m X 2.44m)

Upvc double glazed window to rear aspect, radiator, wood laminate flooring, built in wardrobes.

Family Bathroom

5' 5" X 8' 0" (1.67m X 2.45m)

Re-fitted white suite of panel bath with mixer taps and shower attachment, separate fully tiled shower cubicle with shower as fitted, low level W/C, inset wash hand basin with storage cupboard under, full height ceramic tiling to all walls, extractor fan, ladder/heater towel rail, Upvc double glazed window to rear aspect.

Garage

17' 3" x 7' 11" (5.28m x 2.42m)

Wall mounted Worcester gas fired boiler serving both domestic hot water and radiator central heating, light and power connected, inset stainless steel sink unit with mono bloc mixer taps, cupboard under, electric roller door, integral door to family room.

Front Aspect

Double width driveway leading to garage and property entrance and providing off road parking, gated side access to rear garden, landscaped planting with well stocked shrubs and flowers.

Rear Gardens

A fully enclosed landscaped south facing rear garden laid mainly to lawn with large paved patio, gravel areas, well stocked sleeper flower beds, pergola entertaining area, two outside taps (one with a hot water supply), outside lighting, outside power supply, Bin storage area to side. Fully enclosed by panel fencing.

Please Note

All main services are connected.

Council tax band F

EPC rating C.

Measurements on floor plan are approximate due to, amongst other things, wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure where the measurements are shown both in imperial and metric.

Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.









All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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