

Russell & Butler

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Plover Close, Buckingham, MK18 7ES
Asking Price £385,000.00 Freehold

Located on a quiet cul de sac on the popular Badgers development, an extended three bedroom link detached family home, being within catchment and close walking distance for Bourton Meadow Academy, and both Buckingham Secondary and the Royal Latin Grammar schools. The accommodation in brief: Block paved driveway, entrance porch, entrance hall, lounge/diner with French doors leading out onto the rear garden, kitchen/breakfast room also benefitting from French doors out the the garden, inner hallway, ground floor cloakroom, utility area and remaining garage store. On the first floor, two double bedrooms and third single bedroom with built in wardrobes and the family bathroom with white suite. The rear garden is mainly laid to lawn with patio and covered pergola and a spacious Oak studio/workshop. UPVC double glazing through out gas to radiator central heating. EPC rating C. Council tax band C.



Entrance Porch:

Cloaks hanging space, ceramic tiled floor, radiator, part glazed door to:

Entrance Hall:

Stairs rising to first floor, radiator, door to:

Lounge/Diner: 22' 8" X 7' 8" (6.93m X 2.36m)

Maximum width and length measurements.

Upvc double glazed window to front aspect, radiator, coving to ceiling, open through to dining area with Upvc double glazed French doors to covered patio, radiator, door to:

Kitchen/Breakfast: 11' 3" X 14' 1" (3.43m X 4.30m)

Maximum measurements. Fitted to comprise one and a quarter ceramic sink unit with mono bloc mixer taps, cupboard under, a further range of wall, base and eye level units, solid wooden work tops over, mosaic tiling to splash areas, wooden flooring, radiator, large under stair storage /pantry cupboard, built in electric hob and electric oven, space for dishwasher, inset own lighters, space for tall fridge/freezer, cupboard housing 'Viessmann' gas fired boiler serving both domestic hot water and radiator central heating, Upvc double glazed French doors leading onto covered patio area, Upvc double glazed window to rear garden.

Inner Lobby:

Wooden flooring, providing access to:

Cloakroom:

White suite of low level W/C, concealed cistern, wall mounted wash hand basin, tiling to splash areas, extractor fan.

Utility: 4' 4" X 4' 9" (1.33m X 1.45m)

Space and plumbing for washing machine, space for tumble dryer, work tops over, wall mounted storage cupboard's, inset downlighters.

First Floor Landing:

Airing cupboard housing hot water tank, access to loft space with light and ladder.

Bedroom One: 11' 5" X 8' 3" (3.50m X 2.54m)

Radiator, Upvc double glazed window to rear aspect.

Bedroom Two: 10' 7" X 7' 8" (3.25m X 2.36m)

Upvc double glazed window to front aspect, radiator.

Bedroom Three: 7' 6" X 7' 4" (2.29m X 2.25m)

With built in wardrobe with sliding doors, radiator, Upvc double glazed window to front aspect.

Family Bathroom: 5' 6" X 6' 9" (1.69m X 2.08m)

Re-fitted to a high specification to comprise white suite of 'P' shaped panel bath with separate shower over, glazed screen, low level W/C, pedestal wash hand basin, full height ceramic tiling to all walls, Upvc double glazed window to rear aspect with oak sill.

Outside:**Front Aspect:**

Block paved driveway providing off road parking, established planting.

Remaining Garage Space:

With replacement electric roller garage door, door to inner lobby, light and power connected.

Rear Garden:

Laid mainly to lawn and not overlooked with covered pergola entertaining area, paved patio flower and shrub beds/borders, outside tap, fully enclosed by panel fencing.

Workshop/Studio: 17' 1" X 6' 7" (5.23m X 2.01m)

An oak workshop/studio or home office with pitched clay roof, Upvc double glazed window to side, light and power connected.

Please Note:

EPC Rating: C.

Council Tax Band: C.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

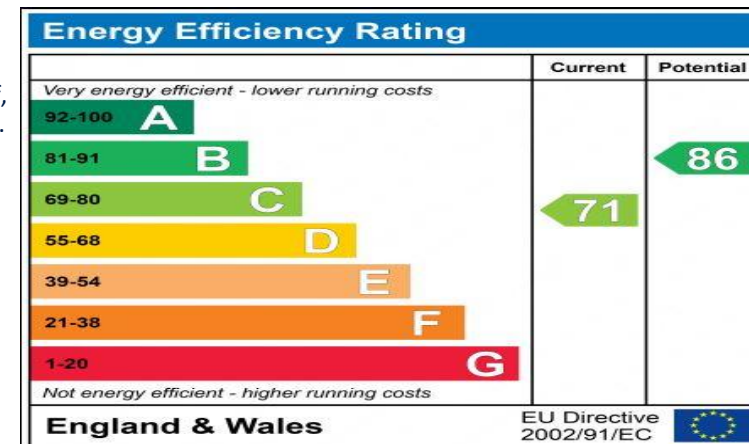
BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultrafast broadband available. Offering highest speeds of 8000Mbps download and 900Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether inside or outside. (Information obtained from Ofcom).

Parking: Driveway parking.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

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.



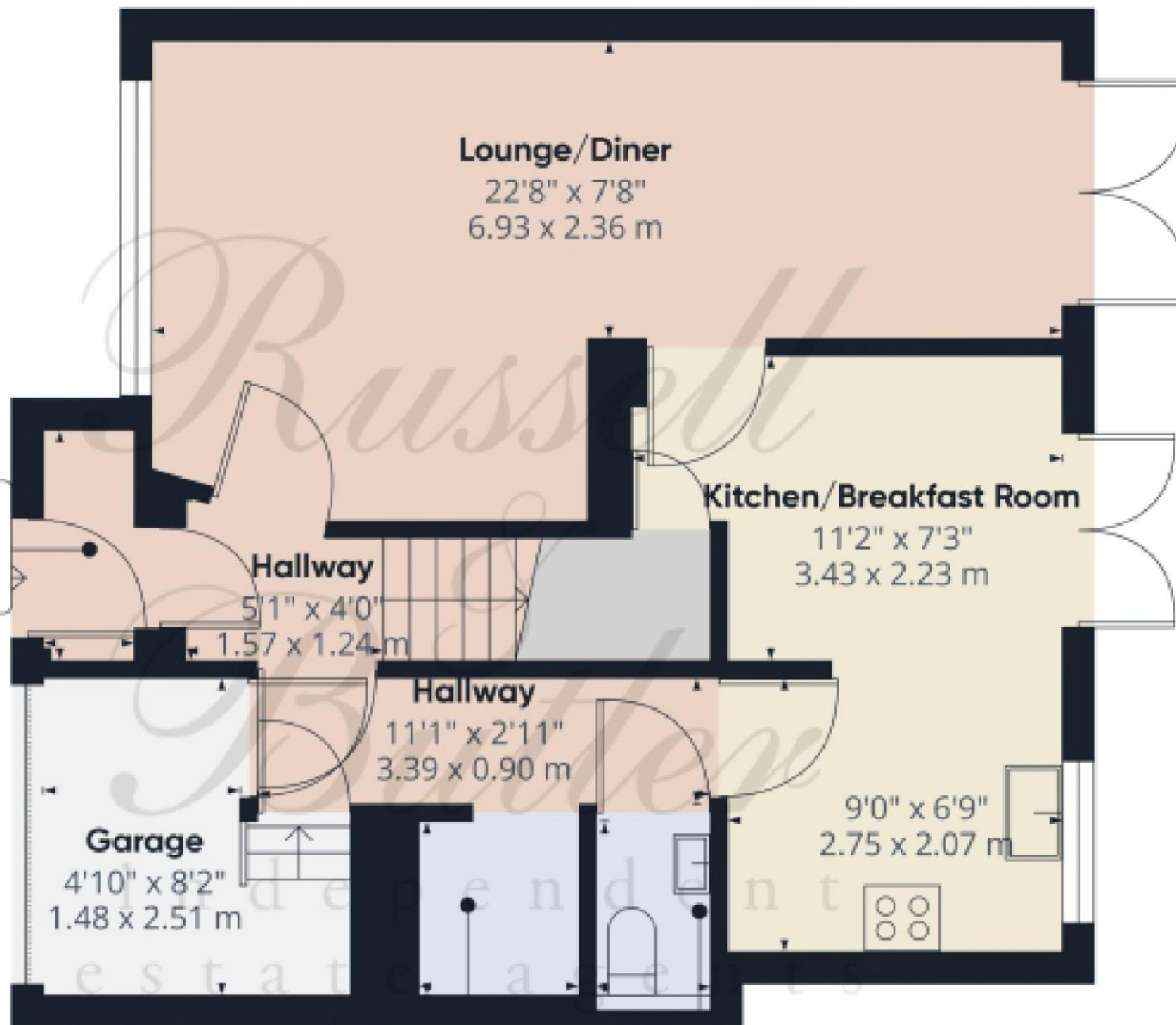




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Entrance Porch
2'7" x 6'6"
0.80 x 2.00 m



Approximate total area⁽¹⁾
556.48 ft²
51.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on BCS IPMS 3C standard.

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Approximate total area⁽¹⁾

320.11 ft²

29.74 m²

(1) Excluding balconies and terraces

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Calculations are based on BCS IPMS 3C standard.

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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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