

Russell & Butler
i n d e p e n d e n t e s t a t e a g e n t s

1 West Street, Buckingham, Buckinghamshire, MK18 1HL
OPEN 7 DAYS A WEEK
t: 01280 815999 e: sales@russellandbutler.com



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e s t a t e a g e n t s

10 Back Street, Gawcott, MK18 4HN

Asking Price £569,950.00 Freehold

A fabulous three bedroom detached home situated along a quiet lane in this sought after village. The property benefits from gas central heating, double glazing, a large kitchen breakfast/family room, a good size master bedroom suite with dressing room and en-suite shower, carport and parking space. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, kitchen breakfast room open through to a family room, master bedroom with dressing room and en-suite shower, two further bedrooms, family bathroom, carport and rear garden. Energy rating C.





Entrance

Solid entrance door to:

Entrance Hall

Engineered wood flooring with underfloor heating, stairs rising to first floor, inset downlighters.

Cloakroom

White suite of wash hand basin, low flush wc, half wood panelled walls, Engineered wood flooring with under floor heating, extractor fan, inset downlighters.

Sitting Room

5.96m x 3.93m
Limestone fireplace with log burner style gas fire, engineered wood flooring with under floor heating, built in storage cupboard, double glazed bay window to front aspect.

Dining Room

5.06m x 3.44m
Engineered wood flooring with under floor heating, double glazed bay window to front aspect, double glazed window to side aspect.

Family Room

2.52m x 2.81m
Engineered wood flooring, vaulted ceiling with Velux window, double glazed French patio door to rear garden.

Kitchen/Breakfast Room

5.54m x 3.59m
Fitted to comprise inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, granite work surfaces with granite splash backs, four ring ceramic hob with extractor hood over, slimline electric double oven and grill, integrated dishwasher, integrated washer/drier, integrated fridge freezer, "Worcester" gas fired boiler supplying central heating and domestic hot water, Engineered wood flooring with under floor heating, double glazed window rear aspect, double glazed French patio door to rear garden, open through to family room.

First Floor Landing

Access to loft space, Velux window.

Bedroom One

3.44m x 3.94m
Radiator, double glazed window to front aspect, open through to dressing room, door to en suite.

En-Suite

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush wc, half wood panelling to walls, ceramic tiled floor, light and shaved point, Velux window, ladder towel radiator.

Dressing Room

Range of built in wardrobes, radiator, double glazed window to front aspect.

Bedroom Two

3.90m x 2.73m
Radiator, double glazed window to front aspect.

Bedroom Three

3.13m x 2.94m to front of wardrobe.
Built in wardrobes, double glazed window to rear aspect.

Family Bathroom

2.16m x 1.92m
White suite of panel bath with mixer tap and shower attachment, glazed screen, travertine tiling to splash areas, pedestal wash hand basin, low flush wc, ladder towel radiator, half wood panelling to remaining walls, ceramic tiled floor, Velux window, light and shaver point.

Front Garden

Small walled front garden with picket fencing, laid to shingle.

Rear Garden

Attractive landscaped rear garden on a split level with astro turf (paved under), brick retaining wall with raised flower and shrub beds, steps leading to a further raised patio area again, laid to astro turf, paved area to rear of carport with outside power point.

Garage

Carport accessed via wooden gate, power and light, gate to rear leading to garden.

Please Note

Blocked paved parking space to front.
All mains services connected.
EPC Rating: C
Council tax Band: E

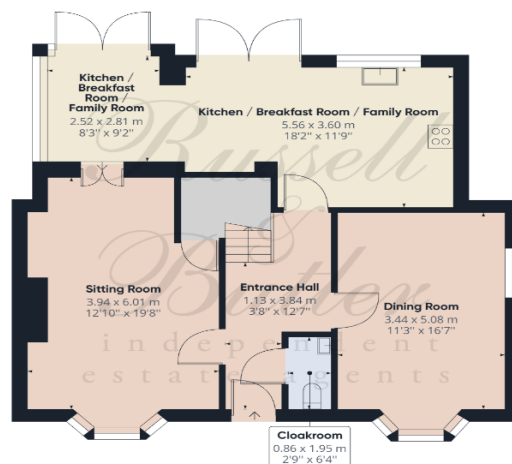
N.B.

Measurements on floor plan are approximately 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 when the measurements are both shown in imperial and metric.

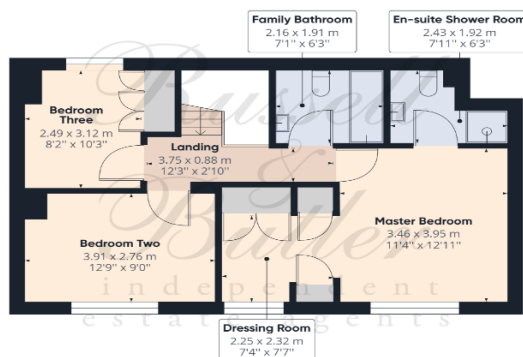




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&
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Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1440.23 ft²

133.80 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.

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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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