

*Russell & Butler*

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# 1 Taurus Close, Steeple Claydon, MK18 2NR

## Asking Price £539,000.00 Freehold

A fabulous four double bedroom detached property, offering flexible accommodation with two of the bedrooms on the ground floor and the master bedroom and fourth bedroom on the first floor. To complement the flexibility there is also a wonderfully appointed ground floor wet room along with the first floor family bathroom and an En-suite. The kitchen has been fitted to a high standard with integrated appliances, there is parking, a garage and a good sized rear garden too. The accommodation comprises: Entrance porch, sitting/dining room, open plan through to kitchen, two ground floor bedrooms, ground floor wet room, first floor landing with master bedroom, En-suite, bedroom four and family bathroom. Energy rating awaited.



## Entrance

Composite double glazed entrance door to:

## Entrance Porch

Built in storage/shoe cupboard, ceramic tiled floor with underfloor heating, door to sitting room.

## Wet Room

*8' 5" X 5' 2" (2.57m X 1.59m Max)*

Beautiful wet room with walk in shower, wash hand basin with storage under, low flush wc, ladder towel radiator, extractor fan, inset Led lighting, Upvc double glazed window to side aspect, ceramic tiling to walls, ceramic tiling to floor with underfloor heating.

## Sitting/Dining Room

*20' 0" X 14' 7" (6.12m X 4.45m Max)*

Double radiator, tall radiator, Upvc double glazed window to front aspect, double glazed Bi-fold doors to patio, stairs to first floor, ceramic tiling to floor with underfloor heating, open plan through to kitchen.

## Ground Floor Bedroom Two

*11' 9" X 10' 0" (3.60m X 3.05m)*

Radiator, Upvc double glazed window to rear aspect, inset LED downlighting.

## Bedroom Three

*11' 6" X 8' 7" (3.52m X 2.62m)*

Radiator, Upvc double glazed window to rear aspect, inset LED downlighting.

## Kitchen

*9' 6" X 7' 11" (2.91m X 2.43m)*

Fabulous fitted kitchen comprising inset single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edged work surfaces over, integrated dishwasher, integrated washing machine, integrated fridge freezer, four ring gas hob, split level electric oven and grill, extractor unit, concealed lighting to work surfaces and under eyelevel units, inset downlighting, Cupboard housing "Worcester" gas fired combi boiler supplying both domestic hot water and central heating, ceramic tiling to floor with underfloor heating, Upvc double glazed window to front aspect, Upvc double glazed door to side.

## First Floor Landing

Access to loft space, double glazed Velux window to side aspect.

## Bedroom One

*18' 6" X 14' 1" (5.64m X 4.31m to front of wardrobe, narrowing to 3.08m)*

Double radiator, eaves storage cupboard, built in wardrobes with two sets of matching drawers, inset LED downlighting, Upvc double glazed window to side aspect, Velux window to side aspect.

## En-Suite

White suite of fully tiled shower cubicle, wash hand basin with drawers under, low flush wc, extractor fan, Upvc double glazed window to side aspects, full ceramic tiling to all walls and floor, ladder towel radiator.

## Bedroom Four

*15' 0" X 8' 6" (4.58m X 2.60m)*

Radiator, Upvc double glazed window to side aspect, Velux window to side aspect, inset LED downlighting.

## Family Bathroom

*9' 0" X 4' 5" (2.75m X 1.37m)*

White suite of panel bath with mixer tap and shower attachment, wash hand basin with drawer under, low flush wc, ceramic half height tiling to walls, ceramic tiled floor, ladder towel radiator, Velux window to side aspect, extractor fan, inset LED downlighting.

## Front Garden

Laid to lawn with flower and shrub beds, block paved driveway to garage, path to side access, fence and hedge border, gated side access with light and outside tap leading to the rear garden.

## Rear Garden

Good sized rear garden, laid to lawn, large paved patio, bike and bin store, timber shed, fully enclosed by timber fencing, outside lighting, further gate to side.

## Garage

*15' 5" X 7' 8" (4.70m X 2.35m)*

Up and over door, power and light connected, double glazed door to rear garden.

## Please Note

All mains services connected.

EPC Rating: TBC

Council Tax Band: C

## 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.

## N.B.

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



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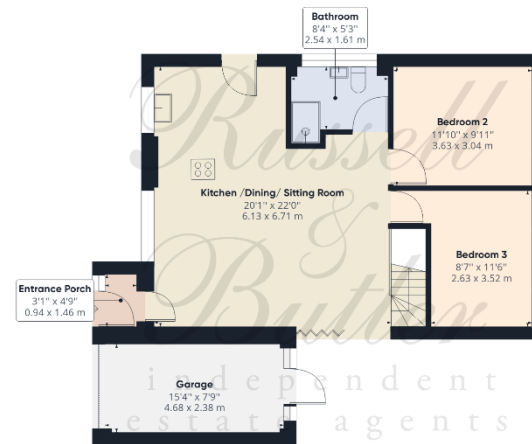


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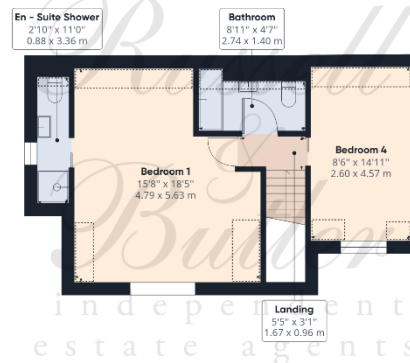


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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1305.68 ft<sup>2</sup>  
121.30 m<sup>2</sup>

**Reduced headroom**

67.30 ft<sup>2</sup>  
6.25 m<sup>2</sup>

(1) Excluding balconies and terraces

⌄ Reduced headroom  
(below 1.5m/4.92ft)

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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