

Russell & Butler

independent estate agents

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Shetland, Buckingham, MK18 1WG

Asking Price £514,950.00 Freehold

An extended four double bedroom, three storey detached family home with good size rear gardens. This lovely home has been extended to provide a fabulous open plan kitchen/ living/dining room with integrated appliances, breakfast bar, vaulted ceiling and French doors leading out onto the gardens. The accommodation comprises: Reception hall, ground floor cloakroom, dual aspect sitting room with feature fireplace and French doors to the patio, re-fitted kitchen/diner, first floor landing leading to the guest bedroom with built in wardrobes and en-suite shower room, two further double bedrooms and the family bathroom, the second floor master suite comprises of spacious bedroom with built wooden blinds, a range of wardrobes and the en-suite shower room. There is a block paved driveway for two vehicles leading to the single garage and a good sized landscaped rear garden. EPC rating C.



Entrance

Replacement composite door to:

Entrance Hall

Stairs rising to first floor, large under stair storage cupboard, radiator, Karndene flooring, Hive central heating thermostat.

Cloakroom

White suite of low-level w/c, radiator, pedestal wash hand basin with mixer taps, tiling to splash areas, newly laid flooring.

Sitting Room

17' 8" X 10' 11" (5.39m X 3.33m)

With French doors leading onto the patio and rear garden. Upvc double glazed window to front aspect, two radiators, feature fireplace with inset electric fire as fitted, wooden flooring.

Open Plan Kitchen Breakfast /Diner

A fabulous open plan kitchen/dining room re-fitted to a high specification and provides a perfect space for family living and entertaining.

Kitchen Breakfast

17' 7" X 8' 10" (5.37m X 2.71m)

Re-fitted to a high specification and comprises: inset single drainer one and a quarter sink unit with mixer taps, cupboard under, an extensive range of drawer, base and wall units with work tops over with co-ordinating upstands, space for range cooker, with glass splash back and extractor hood over, integrated fridge/ freezer, integrated dish washer, integrated washing machine, cupboard with waste/recycling bins, inset done lighters, Upvc double glazed window to front aspect, cupboard housing gas fired boiler serving both domestic hot water and radiator central heating, double panel radiator with breakfast bar, built in wine rack and built in wine fridge, open through to:

Dining Room

11' 10" X 8' 10" (3.63m X 2.70m)

Fabulous family/dining space with vaulted ceiling with sky light, floor to ceiling feature windows with wooden shutters contemporary upright radiator, window recess with inset down lighters, Upvc double glazed French patio doors with fitted blinds to the rear garden, wooden effect flooring.

First Floor Landing

Upvc double glazed window to rear aspect, doorway leading to second floor.

Guest Bedroom

11' 3" X 10' 10" (3.43m X 3.32m)

Benefitting from a range of built in wardrobes with hanging rail and shelving as fitted, radiator, Upvc double glazed window to rear aspect, door to:

En-Suite

8' 0" X 4' 5" (2.44m X 1.37m)

White suite of fully tiled double width shower cubicle, glazed screen, pedestal wash hand basin with mixer taps, low level W/C, ceramic tiling to splash areas, inset down lighters, Upvc double glazed window to front aspect.

Bedroom Three

11' 3" X 8' 10" (3.45m X 2.71m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Four

11' 8" X 6' 2" (3.58m X 1.88m)

Upvc double glazed window to front aspect, radiator.

Family Bathroom

7' 1" X 6' 0" (2.17m X 1.84m)

White suite of panel bath, pedestal wash hand basin, low level W/C, ceramic tiling to splash areas, Upvc double glazed window to front aspect, extractor fan, inset down lighters, inset mirror, radiator.

Master Bedroom

24' 10" X 9' 11" (7.57m X 3.04m)

A light and spacious master bedroom with three Upvc double glazed window to front aspect with fitted wooden shutter blinds, a range of built in wardrobes with hanging rails and shelving as fitted, two double panel radiators, door to:

En-Suite *4' 11" X 8' 11" (1.51m X 2.72m)*

With double width shower cubicle, low level W/C, pedestal wash hand basin, radiator, extractor fan, inset down lighters, Velux window, ceramic tiling to splash areas.

Front Garden

Enclosed by brick dwarf wall and iron railings, with established planting, pathway leading to property entrance.

Parking and Garage

8' 2" X 9' 1" (5.55m X 2.79m)

Block paved driveway providing off road parking for several vehicle's and leading to the detached single garage with up and over door, eaves storage space, light and power connected, personal door to rear garden. Gated access to rear garden.

Rear Garden

A fully enclosed garden (larger than average for the development) laid mainly to lawn with established planting, large patio area with French doors leading from both the sitting room and kitchen/dining room, additional patio, outside lighting, outside tap. personal door to garage.

Please Note

All main services are connected.

Council tax band E

EPC rating C.

Broad band available; Standard, Superfast and Ultrafast.

Mobile phone coverage; EE, Three, Vodaphone and O2, indoor & outdoor.

Flood risk ; Very low risk.

Mortgage Advice

If you require a mortgage, we would 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.



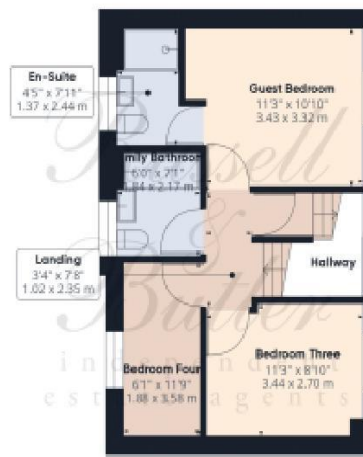


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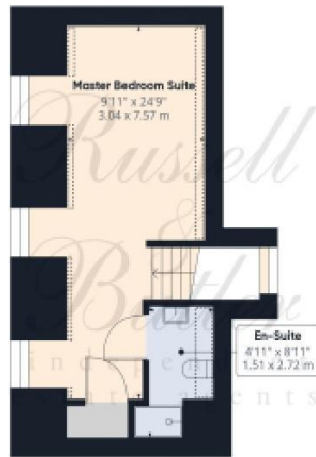




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

1511.42 ft²

140.42 m²

Reduced headroom

19.39 ft²

1.8 m²

(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.

OR/A/PPE/300

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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