

*Russell & Butler*

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# Emerald Close, East Claydon, MK18 2NL

Asking Price £675,000.00

Situated in a desirable village location, this spacious and well presented four bedroom detached family home benefits from a good sized rear garden with an additional strip of land located to the rear. The property is situated in a cul de sac location and has the advantages of a integral double garage and oak framed orangery addition offering a variety of uses. The accommodation fully comprises: Entrance hall, cloakroom, dual aspect sitting room, dining room, kitchen/diner, access to the double garage from the kitchen, orangery with bi fold doors leading out to the rear garden, first floor landing, bedroom one with spacious ensuite with both bath and separate walk in shower, three good sized further bedrooms and family bathroom. To the front there is a block paved driveway and gated side access leading to the rear garden which has a gate leading to an additional piece of land. EPC rating TBC.



## Entrance

Door to:

## Entrance Hall

Under stairs storage, radiator, stairs rising to first floor.

## Cloakroom

White suite of low level wc, pedestal wash hand basin, tiling to splash areas, Upvc double glazed window to rear aspect.

## Sitting Room

7.00m Max x 3.62m Max to Rear of Fireplace

Fireplace with surround, Upvc double glazed bay window to front aspect, two radiators, Upvc double glazed door to rear garden.

## Dining Room

4.25m x 2.59m

Upvc double glazed window to front aspect, radiator.

## Kitchen/Diner

7.95m Max x 3.62m Max, 2.69m Min

Refitted to comprise a range of base and eyelevel units, stainless steel sink unit with mixer tap, cupboard under, work tops over, tiling to splash areas, built in oven and grill, space for washing machine, space for dishwasher, built in fridge freezer, two Upvc double glazed windows to rear aspect, radiator, door to rear, double doors to side access, open through to:

## Orangery

5.23m x 4.07m

Constructed by 'Trussed Oak', oak framed with bi fold doors, radiator, power and light connected.

## First Floor Landing

Access to loft space.

## Bedroom One

4.84m Max x 3.02m Max

Two radiators, Upvc double glazed window to rear aspect, built in wardrobe.

## En-Suite

Fitted to comprise double width walk in shower, white suite of bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level wc, Upvc double glazed window to side aspect, Upvc double glazed window to rear aspect, tiling to splash areas, downlighters, extractor fan, contemporary style radiator/towel rail.

## Bedroom Two

3.81m Max x 3.40m Max, 3.10m Min

Upvc double glazed window to front aspect, radiator.

## Bedroom Three

3.63m Max x 3.40m Max, 3.10m Min

Upvc double glazed window to front aspect, radiator, built in storage cupboard.

## Bedroom Four

3.03m Max, 2.70m Min x 3.02m Max

Currently being used as a study. Upvc double glazed window to rear aspect, built in storage cupboard with rail, radiator.

## Family Bathroom

White suite of bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, radiator, full height tiling, cupboard housing hot water tank and shelving as fitted.

## Outside

### Front Aspect

Laid to lawn with block paved driveway, a range of flower and shrub beds, outside lighting, gated side access.

## Rear Garden

Laid to lawn with decked area, outside tap, outside light.

Oil tank situated to side of property.

Gated access leading to strip of additional land.

**\*\*Please note the additional strip of land to the rear is agricultural land\*\***

## Double Garage

5.10m Max x 5.18m Max

Power and light connected, up and over door, floor standing oil boiler, eaves storage space.

## Please Note

All mains services connected with the exception of gas.

Please note some restricted head room.

Council Tax Band: E.

EPC Rating: TBC.

Flood Risk:

Surface Water - Low risk of flooding.

River Water - Very Low risk of flooding.

Broadband: Standard and Ultrafast available.

Mobile: 02 Voice and Data Likely indoor. EE,02, Three and Vodafone Voice and Data Likely both outdoors.

Measurements on floor plan are approximately 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 bestbroker 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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Floor 1



Floor 2

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

2018.1 ft<sup>2</sup>  
187.49 m<sup>2</sup>

Reduced headroom

14.02 ft<sup>2</sup>  
1.3 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.

GIRAFFE 360

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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