

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Plover Close, Buckingham, MK18 7ES

Asking Price £550,000.00 Freehold

Located on a quiet cul de sac on the popular Badgers development a very well presented five bedroom detached family home being within catchment and walking distance to Bourton Meadow Academy, Buckingham Secondary and the Royal Latin Grammar Schools. The property benefits further from being within walking distance to local parks and Buckingham town centre. The spacious accommodation comprises: Entrance hall with feature Wooden staircase, ground floor cloakroom, home office, lounge/diner with Oak flooring and French doors leading out onto a decked entertaining area and rear garden, well equipped kitchen breakfast room and utility room. On the first floor bedroom one with built in wardrobes and en-suite shower room, four further bedrooms, three of which have built in wardrobes and the family bathroom. There is block paved parking to the front and enclosed south/west facing gardens to the rear and single garage. EPC rating C.



Entrance

Door to:

Entrance Hall

Solid Oak flooring, Wooden stair case to first floor, radiator.

Cloakroom

Replacement low level wc, wash hand basin in vanity unit, window to front aspect, ceramic tiling to splash areas, ceramic tiling to walls.

Sitting Room

16' 10" X 10' 10" (5.15m X 3.31m)

Upvc double glazed window to front aspect, radiator, coving to ceiling, Oak flooring, open through to:

Dining Room

10' 9" X 10' 2" (3.30m X 3.10m)

Upvc double glazed French doors to patio and rear garden, Oak flooring, coving to ceiling, upright radiator.

Study/Office

9' 8" X 7' 4" (2.97m X 2.24m)

Upvc double glazed window to front aspect, radiator, coving to ceiling.

Kitchen/Breakfast Room

15' 7" X 15' 7" (4.77m X 4.76m)

Max & Min measurements.

Fitted to a high specification to include one and a half bowl stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, integrated hob, integrated microwave, integrated Slimline dishwasher, built in fridge/freezer, built in double oven, underfloor heating, ceramic tiled floor, Upvc double glazed door to patio and rear garden, large built in dresser unit.

Utility Room

7' 4" X 3' 11" (2.26m X 1.21m)

Space and plumbing for both washing machine and tumble dryer, space for tall fridge freezer, sink, work tops over, coordinating upstands.

First Floor Landing

Access to loft space with ladder, also housing gas fired combi boiler.

Bedroom One

12' 4" X 9' 10" (3.77m X 3.02m)

Upvc double glazed window to rear aspect, radiator, open through to:

Dressing Room

7' 4" X 3' 11" (2.26m X 1.21m)

Two built in wardrobes, Upvc double glazed window to side aspect, door to en suite.

En-Suite

Double glazed window to side aspect, chrome ladder towel rail, low level wc, pedestal wash hand basin with storage under, extractor fan, width and half fully tiled shower cubicle.

Bedroom Two

12' 4" X 8' 7" (3.77m X 2.63m)

Upvc double glazed window to rear aspect, triple floor to ceiling wardrobe, radiator.

Bedroom Three

12' 0" X 9' 11" (3.67m X 3.04m)

Upvc double glazed window to front aspect, radiator, built in wardrobes with sliding doors, coving to ceiling.

Bedroom Four

8' 7" X 9' 11" (2.64m X 3.04m)

Upvc double glazed window to front aspect, radiator, two built in wardrobes, coving to ceiling.

Bedroom Five

8' 1" X 8' 7" (2.47m X 2.63m)

Upvc double glazed window to front aspect, radiator, coving to ceiling, second loft access.

Family Bathroom

White suite of panel bath, low level W/C, wash hand basin housed in vanity unit storage under, full height ceramic tiling to walls, chrome ladder towel rail, Upvc double glazed window to side aspect.

Front Aspect

Block paved driveway to the front.

Rear Garden

South west facing rear garden laid mainly to lawn with established planting, large decked areas, fully enclosed, gated access from the front.

Garage

Accessed to the rear of the property, a single garage with up and over door, personal door to rear garden.

Please Note

All Mains services connected.

EPC Rating: C

Council Tax Band: D

Flood Risk:

River Water: Very low risk of flooding

Surface Water: Medium risk of flooding

Broadband: Standard, Super Fast and Ultra Fast available.

Mobile: EE Voice and Data Likely Indoor

Mobile: EE, Three, O2 and Vodafone Voice and Data Likely Outdoor

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 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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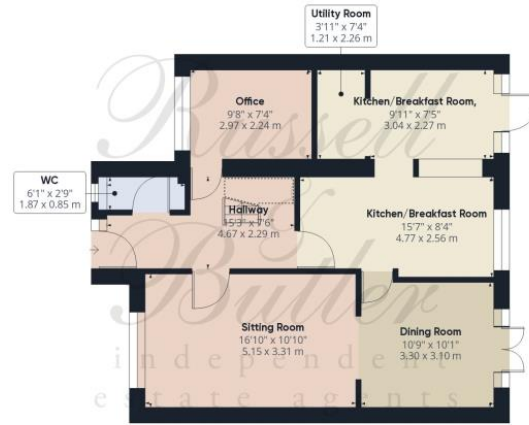
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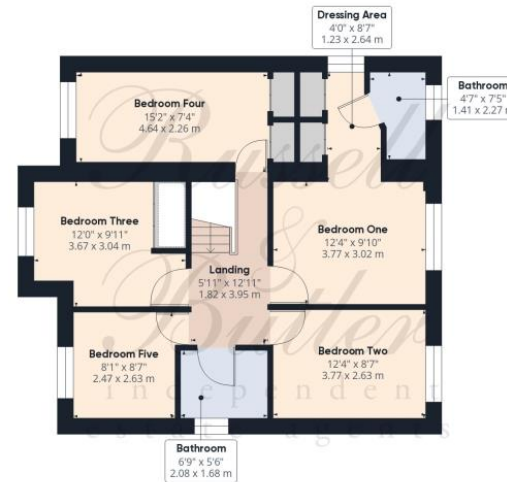
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Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1442.7 ft²
134.03 m²

Reduced headroom

15.91 ft²
1.48 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.

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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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