

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

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OPEN 7 DAYS A WEEK

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Osprey Walk, Buckingham, MK18 7JA

Asking Price £699,950.00 Freehold

A fabulous five bedroom detached house situated on this sought after development. The property has been extended by the current owners to create a fantastic open plan kitchen/breakfast/family room that has two sets of bi-fold doors opening out onto the private west facing rear garden. Other features include UPVC double glazing, an En-suite to the master bedroom and a double width garage. The accommodation comprises: Entrance hall, cloakroom, sitting room, dining room, study, open plan kitchen/breakfast/family room, utility room, bedroom one with En-suite, four further bedrooms, family bathroom, double garage and gardens to front, side and rear. Energy rating D.



Entrance

Upvc double glazed entrance door to:

Entrance Hall

Ceramic tiled floor, stairs rising to first floor, heating thermostat.

Cloakroom

White suite of low flush, wash hand basin, ceramic tiled splash areas, Upvc double glazed window to front aspect, warm air vent, ceramic tiled floor.

Sitting Room

3.64m Max x 3.45m

Upvc double glazed window to front aspect, ceramic tiled floor, Oak and glazed double doors to dining room.

Dining Room

3.65m x 3.52m

Ceramic tiled floor, warm air vent, open through to family room, ceramic tiled floor, open plan to kitchen.

Study

3.02m x 2.54m

Warm air vent, wood laminate flooring, Upvc double glazed window to front aspect.

Breakfast Room

3.50m x 2.92m

Warm air vent, ceramic tiled floor, open plan to kitchen and family room.

Family Room

3.69mx 6.66m

Ceramic tiled floor, vaulted ceiling with Velux windows, Bi fold doors to garden, contemporary style log burner.

Kitchen/Breakfast Room

4.24m x 4.06m

Fitted to comprise inset stainless steel sink unit with mono bloc mixer tap, boiling hot water tap, further range of base and eyelevel units, straight edged work surfaces, two single side by side ovens, four ring gas hob, integrated dishwasher, integrated fridge, breakfast bar, Bi fold doors to rear garden.

Utility Room

3.00m x 1.77m

Inset single drainer sink unit with mono bloc mixer tap, cupboard under, further eye level units, vent for tumble dryer, ceramic tiled floor, cupboard housing "Johnson and Starley" gas system tank supplying warm air heating, warm air vent, Upvc double glazed door to side.

First Floor Landing

Access to loft space, double width airing cupboard housing hot water tank and immersion heater, linen shelving as fitted.

Bedroom One

4.38m x 3.69m

Wood laminate flooring, warm air vent, two Upvc double glazed windows to front aspect, wood panelling to one wall.

En-Suite

2.30m x 2.47m

White suite of corner bath, fully tiled shower cubicle, wash hand basin with cupboard under, low flush wc, full ceramic tiling to walls and floor, Upvc double glazed window to rear aspect.

Bedroom Two

3.68m x 2.84m

Warm air vent, double fitted wardrobe, Upvc double glazed window to rear aspect.

Bedroom Three

2.87m Max + Door recess x 2.79m

Warm air vent, double fitted wardrobe, Upvc double glazed window to front aspect.

Bedroom Four

2.88m x 2.76m Max to rear of wardrobe

Warm air vent, double fitted wardrobe, Upvc double glazed window to rear aspect.

Bedroom Five

2.74m Max, 2.06m Min x 2.63m

Warm air vent, Upvc double glazed window to rear aspect.

Family Bathroom

3.49m x 1.51m

White suite of panel bath with mixer tap and shower attachment, glazed shower screen, wash hand basin, low flush wc, full ceramic tiling to all walls, shaver point, Upvc double glazed window to front aspect.

Front Aspect

Situated on a corner plot, side garden, laid to lawn, retaining wall, double width driveway leads to double garage.

Garage

Up and over doors, power and light connected, eaves storage space, personal door to garden.

Front Garden

Front garden is laid to lawn, path and steps to entrance, gated side access to rear garden.

Rear Garden

Rear garden is split level, laid in two parts to lawn, sleeper retaining walls, paved patio, outside lighting, outside tap, fully enclosed by timber fencing and not overlooked, west facing.

Please Note

All mains services connected.

EPC Rating: D

Council Tax Band: F

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.





*Russell
& Butler*
independent
estate agents





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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