

*Russell & Butler*

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## The Island, Steeple Claydon, MK18 2NU

Asking Price £375,000.00 Freehold

Positioned at the end of a quiet cul de sac in the village of Steeple Claydon this spacious four bedroom semi detached family home, which benefits from being within walking distance to the village amenities and local primary school. The accommodation offered, reception hallway, ground floor cloakroom, sitting room with wood burning stove leads to the dining room which in turn is open through to the kitchen, a separate and good size utility room which provides access to the remaining garage storage area. On the first floor; master bedroom with walk in wardrobe and en-suite shower room, three further bedrooms and the family bathroom. To the front aspect, driveway for several vehicles and enclosed gardens to the rear with wooden tree/playhouse. EPC rating C. No onward chain.



### **Entrance**

Door to:

### **Entrance Hall**

Radiator, coving to ceiling, inset downlighters, stair rising to first floor.

### **Cloakroom**

White suite of low level wc, wall mounted wash hand basin in vanity unit, ceramic tiled floor, Upvc double glazed window to rear aspect, built in storage cupboards.

### **Sitting Room**

*15' 5" X 11' 1" (4.70m X 3.38m)*

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

### **Dining Room**

*11' 6" X 9' 7" (3.52m X 2.94m)*

Coving to ceiling, ceramic tiled flooring, Upvc double glazed sliding doors to patio and rear garden,

### **Kitchen**

*11' 5" X 8' 7" (3.49m X 2.63m)*

Fitted to comprise inset single drainer stainless steel sink unit, mono bloc mixer tap, cupboard under, further range of wall, drawer and base units, work tops over, ceramic tiling to splash areas, Upvc double glazed window to rear aspect, space and plumbing for dishwasher, space for tall fridge freezer, built in four ring gas hob with electric oven under, ceramic tiled floor.

### **Utility Room**

*11' 1" X 7' 0" (3.40m X 2.15m)*

Inset stainless steel sink unit with mono bloc mixer tap, space and plumbing for washing machine, range of drawer and storage units, work tops over, ceramic tiling to splash area, ceramic tiled floor, Upvc double glazed window and door to rear aspect, inset downlighters.

### **First Floor Landing**

Access to loft space with ladder, cupboard housing gas fired boiler, built in shelving unit, coving to ceiling.

### **Bedroom One**

*13' 1" X 8' 9" (4.01m X 2.69m)*

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

### **En-Suite**

White suite of fitted shower cubicle with shower as fitted, low level wc, wash hand basin in vanity unit with storage under, ceramic tiled floor, extractor fan, down lighters, coving to ceiling, ladder radiator.

### **Dressing Room**

Walk in wardrobe, inset downlights, hanging rails as fitted.

### **Bedroom Two**

*11' 2" X 10' 0" (3.42m X 3.05m)*

3.42m to front of wardrobe x 3.05m

Upvc double glazed window to front aspect, radiator, coving to ceiling, built in triple wardrobe with hanging rail as fitted

### **Bedroom Three**

*10' 11" X 9' 4" (3.33m X 2.87m)*

Upvc double glazed window to rear aspect, radiator, coving to ceiling, built in wardrobe unit.

### **Bedroom Four**

*8' 5" X 8' 0" (2.58m X 2.44m)*

Upvc double glazed window to front aspect, radiator.

### **Family Bathroom**

*13' 1" X 7' 6" (4.01m X 2.30m)*

White suite of panel bath, wash hand basin housed in vanity unit, low level wc, Upvc double glazed window to rear aspect, shaver point and light, full and half height ceramic tiling to walls, coving to ceiling, inset downlighters.

### **Rear Garden**

Fully enclosed by timber fencing with paved patio, lawn area, timber playhouse, outside tap.

### **Remaining Garage Space**

*11' 8" X 8' 0" (3.56m X 2.45m)*

Light and power connected, up and over door.

### **Please Note**

Standard and Superfast broadband available.  
Mobile phone coverage EE,02 and Vodaphone.  
Flood risk very low.  
Council tax band C  
EPC Rating C

Measurements on floor plan are approximate 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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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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