

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Thornhill, Thornborough, MK18 2DS

Asking Price £489,995.00 Freehold

A four bedroom extended semi detached house situated in a cul de sac location in this sought after village. The property has the benefits of UPVC double glazing, oil to radiator central heating, three reception rooms, a good sized kitchen/breakfast/family room, a carport, a garage and a large rear garden. The accommodation comprises: Entrance hall, sitting room with log burner, second reception room, kitchen/breakfast/family room, dining room, four bedrooms, bathroom, attic room, carport, garage and large garden. Energy rating D.





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Entrance

Composite entrance door to:

Entrance Hall

Double radiator, stairs rising to first floor, Upvc double glazed window to front aspect, glazed double doors to sitting room, door to reception room.

Reception Room

13' 2" X 8' 5" (4.03m X 2.57m)

Upvc double glazed window to front aspect, Upvc double glazed door to carport, utility store with plumbing for automatic washing machine, sink unit with cupboard under, open through to inner lobby with under stairs storage cupboard, door to kitchen/dining room, door to cloakroom.

Cloakroom

White low flush wc.

Sitting Room

16' 9" X 11' 10" (5.13m X 3.63m)

Upvc double glazed window to entrance door, radiator, large log burner, doors to kitchen/ dining room.

Kitchen/Breakfast/Family Room

23' 6" X 10' 11" (7.18m X 3.33m)

Inset ceramic double bowl sink unit with mono bloc mixer tap, cupboard under, further range of base units and drawers, larder cupboard, rolled edge work surfaces, five burner LPG range cooker, integrated dishwasher, two Upvc double glazed windows to rear aspect, breakfast bar, Upvc double glazed window to side aspect, Bi folding doors to dining room.

Dining Room

Upvc double glazed windows overlooking garden, Two Velux windows, Upvc double glazed French patio doors to garden.

First Floor Landing

Doors to Bedrooms and Bathroom.

Bedroom One

11' 9" X 10' 11" (3.59m X 3.35m)

Radiator, Upvc double glazed doors to Balcony, access to loft space.

Bedroom Two

10' 2" X 9' 10" (3.11m X 3.02m)

Radiator, Upvc double glazed window to front aspect, steps to Attic room, Jack and Jill wardrobe, linen cupboard with shelving.

Bedroom Three

8' 9" X 8' 5" (2.67m X 2.58m)

Radiator, Upvc double glazed window to front aspect, Jack and Jill wardrobe.

Bedroom Four

8' 10" X 6' 5" (2.71m X 1.97m)

Radiator, Upvc double window to rear aspect.

Family Bathroom

White suite of L-shaped bath/shower, wash hand basin on Vanity unit, low flush wc, half wood panelling to three walls, tall radiator, Upvc double glazed window to side aspect.

Attic Room

23' 11" X 8' 9" (7.29m X 2.68m)

Providing useful storage with Velux window, power and light.

Front

Shingle driveway providing off road parking leading to carport and garage via double wooden gates, enclosed by dwarf wall and wrought iron railing, gated access to:

Large Rear Garden

Laid in parts to lawn and divided into 3 zones with various mature flower and shrub beds and borders, good size patio, stepping stone path leads to end of garden, entertaining area with BBQ and BBQ Pizza oven, raised brick Fish pond, further patio, Greenhouse, shed, fully enclosed, vegetable garden.

Carport

28' 8" X 11' 7" (8.75m X 3.54m)

External gas fired boiler supplying both central heating and domestic hot water.

Garage

18' 9" X 11' 0" (5.73m X 3.37m)

Up and over door, power and light connected, door to garden. 1000 litre oil storage tank located behind the garage.

Please Note

All mains services connected with the exception of gas. EPC rating D. Council Tax Band C.

Standard, Superfast and Ultrafast broadband available.

Mobile:

Indoor

02 Voice limited.

EE Voice Likely and Data limited.

Outdoor

EE, Vodafone, 02 and Three Voice and Data Likely.

Flood Risk:

Very Low Risk

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

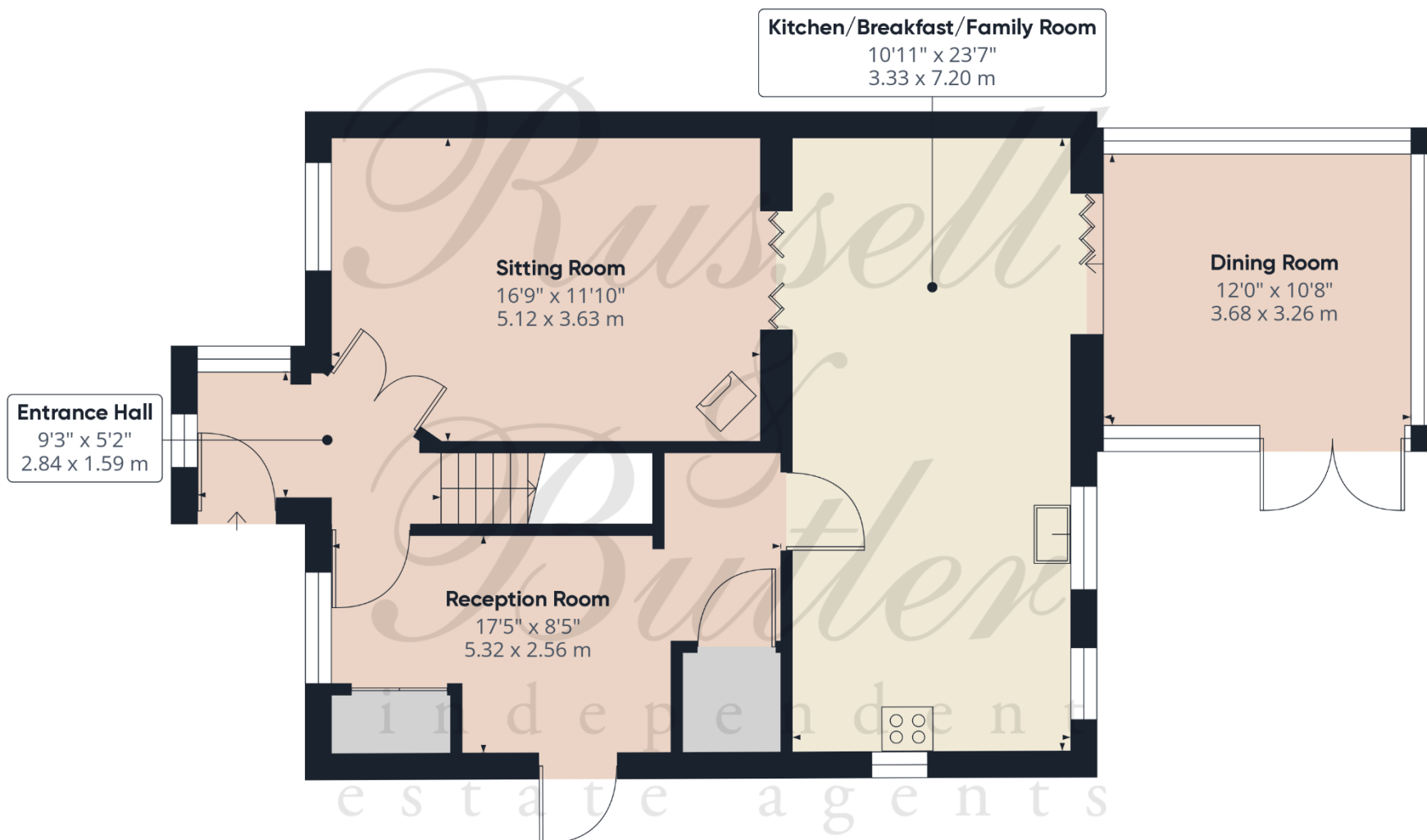
Mortgage Advice

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.









Approximate total area⁽¹⁾

821.82 ft²

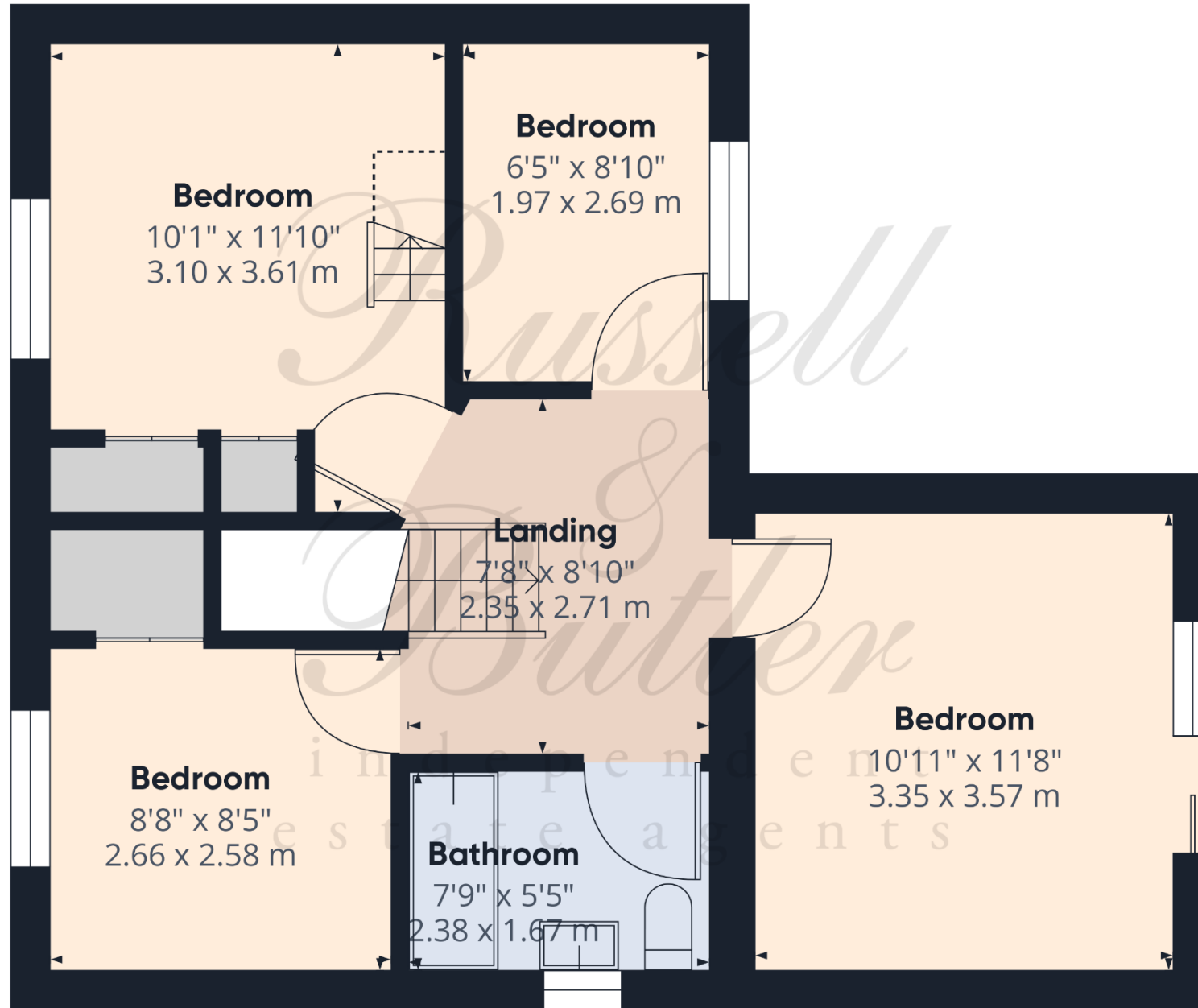
76.35 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾

496.11 ft²

46.09 m²

Reduced headroom

4.84 ft²

0.45 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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Approximate total area⁽¹⁾

282.12 ft²
26.21 m²

Reduced headroom

188.05 ft²
17.47 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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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