

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Winters Way, Steeple Claydon, MK18 2RT

Asking Price £565,000.00 Freehold

Positioned at the end of a quiet cul de sac and siding onto a paddock this immaculate, light and airy detached, four double bedroom family home offered for sale with no onward chain. This lovely property benefits further from a spacious kitchen/dining/family room with integrated appliances with French doors out onto the patio and rear garden. To the ground floor, reception hallway, cloakroom, home office/study, utility room, sitting room with part glazed double doors leading to the spacious kitchen/dining/family room. To the first floor, landing leading to the master bedroom with twin built in wardrobes and en-suite shower room, three further double bedrooms and the family bathroom. There are open plan gardens to the front and driveway providing off road parking for several vehicles and providing access to the detached single garage and gated access to the enclosed south east facing rear gardens. EPC rating B. 8 years of NHBC remaining.



Entrance

Part glazed door to entrance hall.

Entrance Hall

Stairs rising to first floor, radiator.

Cloakroom

White suite of low level w.c., Upvc double glazed window to side aspect, ceramic tiling to splash areas, radiator, wall mounted wash hand basin with mixer tap.

Sitting Room

17' 4" X 11' 10" (5.29m X 3.63m)

Upvc double glazed window to front aspect, two radiators, feature fireplace with electric stove.

Study

7' 0" X 7' 0" (2.15m X 2.14m)

Upvc double glazed window to front aspect, Karndean flooring, radiator.

Kitchen/Diner/Family Room

26' 0" X 11' 8" (7.95m X 3.58m)

Kitchen Area

Fitted to comprise inset one and a quarter stainless steel sink unit with mono bloc mixer taps, cupboard under, further range of wall/drawer and base units, work tops over, co-ordinating upstands, integrated fridge freezer, integrated dishwasher, four ring gas hob, extractor hood over, built in electric oven and grill, inset downlighters, Karndean flooring, large under stairs storage cupboard, Upvc double glazed window to front aspect.

Dining Area

Upvc double glazed French doors to patio and rear garden, radiator, Karndean flooring, part glazed double doors to the sitting room.

Utility Room

7' 1" X 6' 0" (2.16m X 1.85m)

Single drainer stainless steel sink unit with mono bloc mixer tap, cupboard under, inset downlighters, integrated washing machine, space for tumble dryer, storage cupboard with work tops over, co-ordinating upstands, Karndean flooring, cupboard housing Valliant gas fired boiler, part glazed Upvc double glazed door.

First Floor Landing

Airing cupboard with hot water tank and linen shelving as fitted, loft access.

Bedroom One

13' 9" X 12' 0" (4.21m X 3.67m)

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

En-Suite

Full height tiled double width shower cubicle with shower as fitted, glazed screen, wall mounted wash hand basin, mixer tap, low level wc, chrome ladder towel rail, Upvc double glazed window to side aspect, ceramic tiling to splash areas, light and shaver point, Karndean flooring.

Bedroom Two

12' 1" X 9' 11" (3.70m X 3.03m)

Upvc double glazed window to rear aspect.

Bedroom Three

13' 8" X 9' 10" (4.19m X 3.02m)

Two Upvc double glazed windows to front aspect, radiator, deep built in over stair cupboard.

Bedroom Four

10' 2" X 7' 2" (3.12m X 2.19m)

Upvc double glazed window to rear aspect, radiator.

Family Bathroom

White suite of panel bath with shower attachment, full and half height tiling to walls, wall mounted wash hand basin, mixer taps, low level wc, chrome ladder towel rail, inset downlighters, Upvc double glazed window to side aspect.

Front Garden

Laid mainly to lawn with pathway leading to covered storm porch, block paved driveway providing access to the single garage and providing off road parking for several vehicles, electric car charging point, gated side access to the rear garden.

Single Garage

19' 9" X 9' 11" (6.04m X 3.03m)

Detached single garage with up and over door with light and power connected, eaves storage space, personal door to rear garden.

Rear Garden

A south east facing rear garden with large paved patio, the remainder laid to lawn with established planting, outside tap, outside lighting, personal door to garage, fully enclosed by panel fencing.

Please Note

All mains services connected.

EPC Rating: B

Council Tax Band: F

Standard, superfast and ultrafast broadband available.

02, EE, Vodafone and Three likely.

Flood Risk very low.

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

Mortgage Advice

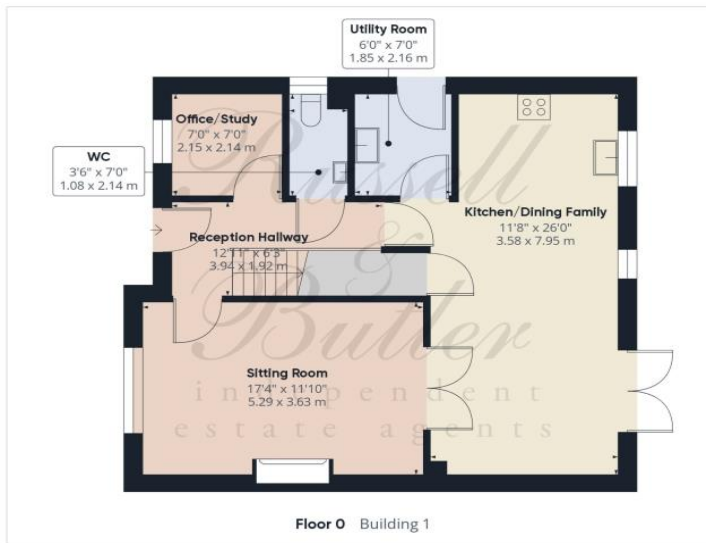
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.



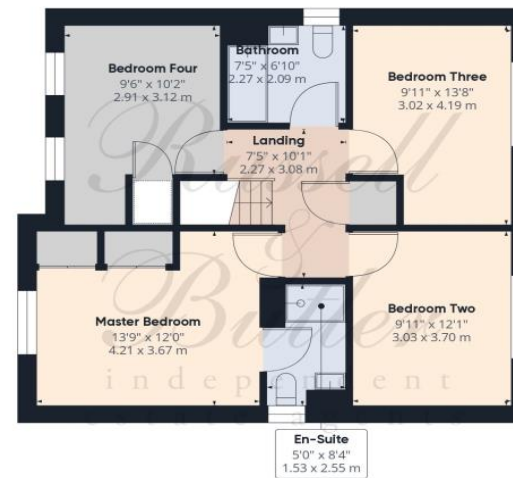


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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾
1604.31 ft²
149.04 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.

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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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