



Connells

Kestrel Crescent
Brackley



Property Description

The front door opens to the entrance hall, with doors leading to the living room and cloakroom. The living room has a walk-in bay window to the front. The stairs rise and turn to the first-floor landing with a cupboard under. The door opens to the kitchen/dining room which expands the width of the property and is fitted with a range of matching base and eye level units with cupboards and drawers and work surfaces over. It has been ceramic tiled with splash backs and the sink is set below the window to the rear. Integrated appliances comprise of a four-ring gas hob with single oven under and extractor over. There are spaces for a tall standing fridge/freezer, dish washer and a washing machine. The French door opens to the rear garden.

The stairs rise to the landing with access to the loft. Doors lead to all rooms and the airing cupboard. The master bedroom is a double size room with a built-in double wardrobe. Bedroom two is a double sized room. Bedroom three is a single size room which is currently used as a study. The bathroom is fitted in a white three-piece suite.

Mortgage Services

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Entrance Hall

UPVC double glazed door to the front.
Radiator

Cloakroom

UPVC double glazed window to the front.
White fitted suite comprising of WC and basin.
Radiator. Tiled splashbacks. Wood effect laminate flooring.

Lounge

14' 7" x 12' 2" (4.45m x 3.71m)
UPVC double glazed bay window to the front.
Radiator. TV point. Wood effect laminate flooring.

Kitchen/Dining Room

8' 9" x 15' (2.67m x 4.57m)
UPVC double glazed window to the rear.
UPVC double glazed patio doors with window either side. Fitted kitchen with wall and floor units. Integrated oven. Gas hob with overhead extractor. Space and plumbing for a washing machine and dishwasher. Space for a tall standing fridge freezer. Cupboard housing the gas boiler. Space for a table.
Radiator. Wood effect vinyl flooring.

Landing

Stairs from lounge. Airing cupboard housing the hot water tank. Access to the loft which is part boarded

Bedroom 1

11' 8" x 8' 5" (3.56m x 2.57m)
UPVC double glazed window to the front.
Fitted double wardrobe. Telephone point.
Radiator. TV point. Carpet.

Bedroom 2

9' 11" x 8' 4" (3.02m x 2.54m)
UPVC double glazed window to the rear.
Radiator. Carpet.

Bedroom 3

8' 9" x 6' 5" (2.67m x 1.96m)
UPVC double glazed window to the front.
Radiator. Wood effect laminate flooring.

Bathroom

White fitted suite comprising of bath, separate shower, WC and basin. Lino flooring.
Extractor fan. Radiator. UPVC double glazed frosted window to the rear.

Garage

Single garage with up and over door.

Driveway Parking

Rear Garden

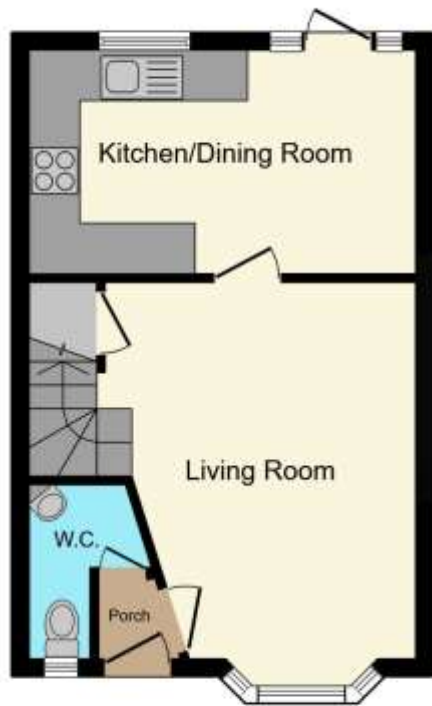
Mainly laid to lawn. Patio area. Rear gated side access.

Outside Space

The garage is situated to the front of the property and is one of a pair with an up-and-over door and eaves storage. The garage is approached by a private driveway serving the four properties and has off road parking for one vehicle.

The front garden is open plan and laid to lawn with a pathway leading to the front door. A paved pathway to the right side of the terrace leads to a timber gate with access to the rear garden.

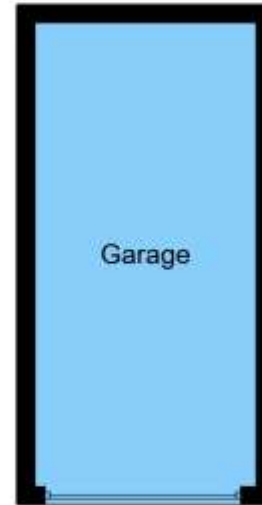




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

T 01280 822 727

E buckingham@connells.co.uk

2 West Street
BUCKINGHAM MK18 1HL

EPC Rating: C

view this property online connells.co.uk/Property/BUK306680

Tenure: Freehold



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