



**Connells**

Itter Lane  
Calvert BUCKINGHAM





## Property Description

Situated in a peaceful and sought-after location, this immaculate four-bedroom detached home offers contemporary living and tranquil surroundings.

The welcoming large hallway, complete with built-in storage, sets the tone for the spacious and thoughtfully designed interior. The lounge is a great size for relaxing or entertaining. The separate study is conveniently situated and provides a quiet space for working from home.

The ground floor also includes a convenient downstairs WC with a hidden utility space, ensuring practicality. The highlight of this home is undoubtedly the stunning kitchen/diner. This room boasts modern units along three walls, providing ample storage and worktop space. The attractive dining area, complemented by bi-fold doors, seamlessly connects the indoor space to the private rear garden, making it perfect for dining and family gatherings.

Ascending to the first floor, you are greeted by an open landing space that enhances the airy and spacious feel of the home. The master suite features built-in storage and a luxurious three-piece bathroom. Three additional generous bedrooms provide plenty of space for family and guests. The elegant four-piece family bathroom is designed with both relaxation and functionality in mind.

## Outdoor Space

The exterior of the property is as impressive as the interior. The beautifully paved entrance, with established greenery and a small garden space, creates an inviting first impression. The driveway leads to a double garage, offering ample parking and additional storage. The private rear garden is perfect for unwinding after a long day whether you enjoy gardening, outdoor dining, or simply relaxing in the sun, this space provides the ideal setting for all your outdoor activities.

## Hallway

## Lounge

13' 11" x 11' 9" ( 4.24m x 3.58m )

## Study

9' 10" x 6' 11" ( 3.00m x 2.11m )

## Dining Room

11' 9" x 11' 9" Into Door Recess ( 3.58m x 3.58m Into Door Recess )

## Kitchen

16' 6" Max x 11' 7" Into Door Recess ( 5.03m Max x 3.53m Into Door Recess )

## Downstairs WC

## Bedroom 1

12' 8" Max x 14' 2" ( 3.86m Max x 4.32m )

## En-Suite

## Bedroom 2

12' x 10' 5" ( 3.66m x 3.17m )

## Bedroom 3

12' 8" Max x 10' 11" ( 3.86m Max x 3.33m )

## Bedroom 4

9' 3" x 7' 6" ( 2.82m x 2.29m )

## Family Bathroom

## Double Garage

18' 6" Max x 17' 6" Max ( 5.64m Max x 5.33m Max )



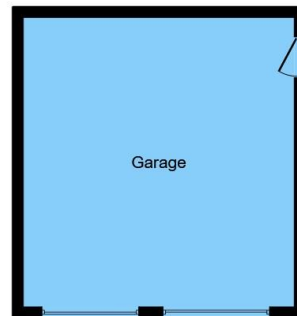




**Ground Floor**



**First Floor**



**Garage**



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**EPC Rating: Awaiting**

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Tenure: Freehold



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