



**Connells**

Embleton Way  
Buckingham





### Property Description

This lovely family home has been maintained and improved to a high internal specification benefiting from a garage conversion and an addition of a single garage and conservatory.

Entering via the bright and airy hallway you are met with a refitted cloakroom and a very useful floor to ceiling storage cupboard, the hallway leads you into the spacious Lounge with patio doors to the Conservatory. At the heart of this home is the Kitchen with a good range of floor and wall units and benefits from a separate utility room.

Upstairs there are four double bedrooms, the master with refitted wet room and the second bedroom with refitted shower room, also a refitted family bathroom.

Outside, there is a private South Westerly facing rear garden which enjoys a sunny patio area with the rest being mainly laid to lawn with flower and shrub borders. There is a gated side access into the garden. To the front, you will find a driveway for three vehicles and single garage with light, power and an integral door into the hallway.

The accommodation throughout is bright and airy and is situated in a sought after location within close proximity to a range of supermarkets and within a 10 minute walk of Buckingham town centre and within good catchments for Grammar, Primary and Secondary schools. Well looked after by the present owners, you will find the property with all modern comforts. This particular home has been laid out in a practical fashion for both family and working life.

### Mortgage Services

Connells Buckingham have a Mortgage Consultant who can offer advice and recommend products based on your circumstances. For more information on our fantastic services, please contact us.

### Storm Porch

### Entrance Hall

Hard Wooden flooring, Radiator, Storage Cupboard with lighting, electricity and shelving floor to ceiling, stairs to first floor.

### Cloakroom

Refitted white suite, WC, Basin, Radiator, Tiled Splashback.

### Lounge

15' 5" x 11' 10" ( 4.70m x 3.61m )  
Sliding Patio Doors leading to the Conservatory, 2 Radiators, Feature Gas Fireplace, TV point

### Study/Dining Room

10' 4" max x 8' 9" max ( 3.15m max x 2.67m max )  
Currently being used as an office/study, Radiator, Telephone point, UPVC window to front

### Man Cave/3rd Reception Room

8' 3" x 9' 11" ( 2.51m x 3.02m )  
Currently used as second lounge, Radiator, UPVC window to side, TV point

## Kitchen

15' 9" max x 8' 9" max ( 4.80m max x 2.67m max )

Fitted kitchen with floor and wall units and replacement work surfaces, Integrated electric oven, 5 ring gas hob, Space and plumbing for dishwasher, Space for low level fridge, UPVC window to rear, TV point, Partly Tiled, Karndean Floor, Radiator.

## Utility Room

6' 2" x 4' 10" ( 1.88m x 1.47m )

Wall and Floor fitted cupboards units with work surface over, stainless steel sink, Space and plumbing for Washing machine, Space for tumble dryer, Extractor fan, Wall mounted boiler, Back door, floor to ceiling storage cupboard.

## Conservatory

10' x 12' ( 3.05m x 3.66m )

UPVC Double glazing with brick, Patio Doors leading to the garden, Tiled Floor, Wall lights

## Landing

Stairs from hallway, Airing Cupboard hosting hot water tank, Radiator, Loft access

## Bedroom 1

12' 5" max x 10' 7" max ( 3.78m max x 3.23m max )

UPVC double glazed window to the front, Radiator, Fitted Double wardrobe, TV point

## En Suite

Refitted En Suite shower wet room, WC, Basin, Heated towel Rail, Fully Tiled, Spotlights, Window. Ensuite refitted around 4 years ago

## Bedroom 2

14' 1" max x 11' 6" max ( 4.29m max x 3.51m max )

Fitted Wardrobes, UPVC Double glazed window to front, Radiator,

## En Suite

Shower cubicle, WC, Basin, Heated towel rail, Spotlights, Vinyl floor, Window, Extractor fan. Refitted 4 years ago

## Bedroom 3

12' 7" x 10' 2" ( 3.84m x 3.10m )

Double room, UPVC Double Glazed window to the rear, Radiator

## Bedroom 4

12' max x 10' 3" max ( 3.66m max x 3.12m max )

Double room, UPVC Double glazed window to rear, Radiator

## Bathroom

Refitted white suite, T-shaped bath with shower over and screen, WC, Basin, Heated towel rain, Window, Shaver Socket, Spotlights, Extractor fan, vinyl flooring.

## Front Garden

Parking, Shrub boarder

## Rear Garden

South west facing, sunny Patio Area, Laid to lawn, Wooden fence surround, Flower and shrub boarders, outside tap, gated side access, wooden shed.

## Parking

Dropped kerb driveway parking space for 3 vehicles

## Garage

17' 1" x 8' 3" ( 5.21m x 2.51m )

Up and over door, Light and power, integral door into house, eaves storage







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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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