

*Russell & Butler*

independent estate agents

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## Turnpin Close, Buckingham, MK18 7SF

Asking Price £575,000.00 Freehold

A spacious and well presented five bedroom detached property located on the popular Lace Hill development on a no through road, and being within walking distance and catchment for Lace Hill Academy, and both Buckingham Secondary and the Royal Latin Grammar Schools. This lovely family home overlooks a bridal path and is also within walking distance to parks and Buckingham town and all the amenities.

The Accommodation over two floors comprises: Reception hallway, cloakroom, Sitting room with bay window, separate family room/study, a spacious kitchen/dining/family room with integrated appliances and French doors leading out onto the patio and rear garden.

On the first floor, landing, master bedroom with built in wardrobes and an en-suite shower room, three further double bedrooms and fifth single bedroom and the family bathroom. Driveway providing parking for several vehicles, single garage and gardens to the rear. EPC B.



### **Entrance**

Composite front door to:

### **Entrance Hall**

Providing access to accommodation, stairs rising to first floor, under stair storage cupboard, radiator, tiled flooring, part glazed double doors leading to sitting room.

### **Cloakroom**

White suite of low lush W/C, wall mounted wash hand basin, tiling to splash areas, tiled flooring, radiator, extractor fan.

### **Study/Play Room**

*10' 9" X 8' 9" (3.28m X 2.68m)*

With Upvc double glazed window to front aspect, radiator.

### **Sitting Room**

*18' 5" X 10' 10" (5.63m X 3.32m)*

With UPVC double glazed Box Bay window to front aspect, two double panel radiators, part glazed double doors to kitchen/dining/family room.

### **Kitchen/Diner/Family Room**

*26' 3" X 12' 4" (8.01m X 3.77m)*

A fabulous and spacious open plan, kitchen/ dining/ family room ideal for entertaining benefitting from French doors leading out onto the patio and rear garden. The kitchen area is fitted to comprise inset one and a quarter stainless steel sink unit with mono bloc mixer tap, a range of wall, drawer and base units with work tops over and co-ordinating upstands, Integrated appliances include, fridge/freezer, electric oven and grill, five burner gas hob with filter hood over, dish washer and washing machine. Cupboard housing gas fired boiler, two radiators, there are two Upvc double glazed windows overlooking the rear garden, tiled flooring.

### **First Floor Landing**

Airing cupboard housing hot water tank, access to loft space.

### **Bedroom One**

*14' 6" X 11' 0" (4.43m X 3.37m)*

Plus Bay.

With Upvc double glazed box bay window to front aspect, radiator, built in wardrobes with hanging rails and shelving as fitted, central heating thermostat, door to:

### **En-Suite**

White suite of width and a half fully tiled shower cubicle with shower as fitted glazed screen, low level W/C, wall mounted wash hand basin, inset downlighters, inset mirror, ceramic tiled flooring, Upvc double glazed window to front aspect, chrome ladder/towel rail.

### **Bedroom Two**

*14' 11" X 11' 5" (4.57m X 3.48m)*

Benefitting from built in wardrobes with hanging rail and shelving as fitted, radiator, Upvc double glazed window to front aspect.

### **Bedroom Three**

*12' 5" X 8' 2" (3.81m X 2.50m)*

Radiator, Upvc double glazed window to rear aspect.

### **Bedroom Four**

*9' 8" X 9' 0" (2.97m X 2.75m)*

Radiator, Upvc double glazed window to rear aspect.

### **Bedroom Five**

*9' 1" X 7' 7" (2.78m X 2.32m)*

Radiator, Upvc double glazed window to rear aspect.

### **Family Bathroom**

*7' 2" X 6' 8" (2.20m X 2.05m)*

White suite of panel bath with central mixer taps, shower over, low level W/C, wall mounted wash hand basin, ceramic tiled flooring, chrome ladder/towel rail, inset downlights, Upvc double glazed window to side aspect. Full and half height ceramic tiling to walls.

### **Front Aspect**

An open plan front garden, laid to lawn with flower and shrub beds and borders, block paved driveway for several vehicles leading to single garage, bin storage area, gated side access to rear garden.

### **Rear Garden**

A fully enclosed rear garden by panel fencing and brick walling, laid mainly to lawn with flowers beds and borders, outside tap, paved patio seating areas.

### **Single Garage**

*18' 3" X 8' 9" (5.57m X 2.69m)*

With up and over door, eaves storage space, light and power connected.

### **Please Note**

All main services are connected.

Council tax band F

EPC rating B

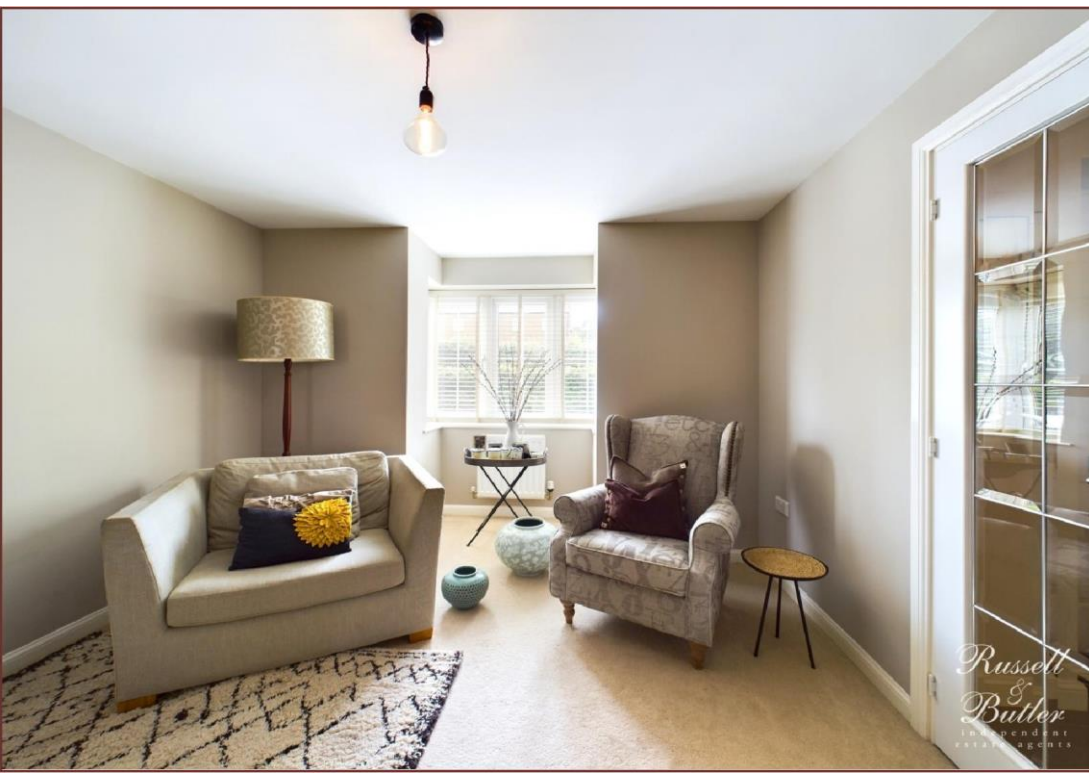
Annual development management charge £192 per annum

### **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.

### **N.B.**

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.





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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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