

*Russell & Butler*

independent estate agents

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**Amblers Way, Padbury, MK18 2BT**

**Asking Price £650,000.00 Freehold**

A really well presented four double bedroom detached family home in the sought after village of Padbury. This fabulous property benefits further from a single-story extension which now provides a wonderful family/dining room with vaulted ceiling and bi fold doors that lead out onto the patio and garden. The well-appointed and spacious kitchen breakfast room has a central island with breakfast bar and the sitting room has a feature fireplace with wood burning stove. The accommodation in brief: reception hallway, cloakroom, sitting room, home office/study, spacious kitchen breakfast room, family/dining room and a separate utility room. On the first floor, four double bedrooms with the master bedroom benefitting from an en-suite shower room and the family bathroom. Enclosed gardens to the front and rear and the detached double width garage has been part converted into a gym with the remainder for storage with parking for several vehicles. EPC C.



### **Entrance**

Entrance door to:

### **Reception Hall**

Providing access to the accommodation, stairs rising to first floor, under stair storage cupboard, wood laminate flooring, dado rail, coving to ceiling, door to:

### **Cloakroom**

White suite of low level W/C, wall mounted wash hand basin with tiling to splash area, radiator.

### **Sitting Room**

*16' 2" X 13' 10" (4.93m X 4.22m)*

With feature fireplace with wood burning stove, Upvc double glazed window to front aspect, coving to ceiling with inset downlighters, radiator.

### **Office/Study**

*6' 9" X 9' 0" (2.07m X 2.76m)*

Upvc double glazed box bay window to front aspect, radiator.

### **Kitchen/Diner**

*17' 3" X 15' 3" (5.27m X 4.65m)*

A lovely family kitchen breakfast room with central island with storage cupboards under and breakfast bar. Inset single drainer sink unit with mono bloc mixer taps, cupboard under, further range of additional wall, drawer ad base storage with work tops over, coordinating upstands, inset downlighters, space housing double width fridge/freezer, space and plumbing for dishwasher, space for range cooker, two wall mounted upright radiators, cupboard housing gas fired boiler serving both domestic hot water and radiator central heating, Upvc double glazed window to rear aspect, open through to family/dining room.

### **Dining/Family Room**

*23' 0" X 13' 0" (7.02m X 3.97m)*

A fabulous extension addition to this lovely family home, vaulted ceiling with light lantern, inset down lighters, bi fold doors opening out onto the patio and rear garden, two upright wall mounted radiators. Wood laminate flooring.

### **Utility Room**

*11' 1" X 4' 1" (3.39m X 1.26m)*

Inset single drainer sink unit with cupboard under, space and plumbing for washing machine, space for tumble dryer.

### **Lobby**

Useful boot/wellie storage area with Upvc double glazed door and window to rear garden.

### **First Floor Landing**

Access to loft space

### **Bedroom One**

*12' 6" X 11' 6" (3.82m X 3.53m)*

Upvc double glazed window to front aspect, radiator, coving to ceiling, inset down lighters, door to:

### **En-Suite**

White suite of double width fully tiled shower cubicle with glazed screen, low level W/C, wash hand basin housed in vanity unit, ceramic tiling to splash areas, radiator, Upvc double glazed window to front aspect, light and shaver point.

### **Bedroom Two**

*12' 5" X 9' 9" (3.79m X 2.98m)*

Upvc double glazed window to front aspect, radiator.

### **Bedroom Three**

*8' 5" X 13' 9" (2.58m X 4.20m)*

Upvc double glazed window to front aspect, radiator, storage cupboard.

### **Bedroom Four**

*7' 6" X 10' 2" (2.30m X 3.11m)*

Upvc double glazed window to rear aspect, radiator.

### **Family Room**

*5' 8" X 6' 6" (1.73m X 2.00m)*

White suite of panel bath, wash hand basin with storage under, low flush W/C, ceramic tiling to splash areas, radiator, Upvc double glazed window to rear aspect, light and shaver point.

### **Front Garden**

The front garden is enclosed by picket fencing and is laid mainly to lawn with foot path leading to the property entrance, established planting and shrubs, gated access to side.

### **Rear Garden**

The rear garden comprises of large, paved patio area with step's up to the lawn area edged by railway sleepers, established planting, gated access to off road parking, personal door to garage, outside tap, outside lighting, fully enclosed.

### **Double Garage**

*16' 0" X 14' 10" (4.89m X 4.53m)*

The garage has been converted into 2 parts to include a large gym area with a door leading to the remaining storage area. Window to rear garden, personal door to garden.

### **Parking**

Off road parking for several vehicles.

### **Please Note**

All main services are connected.

Council tax band F

Epc rating C

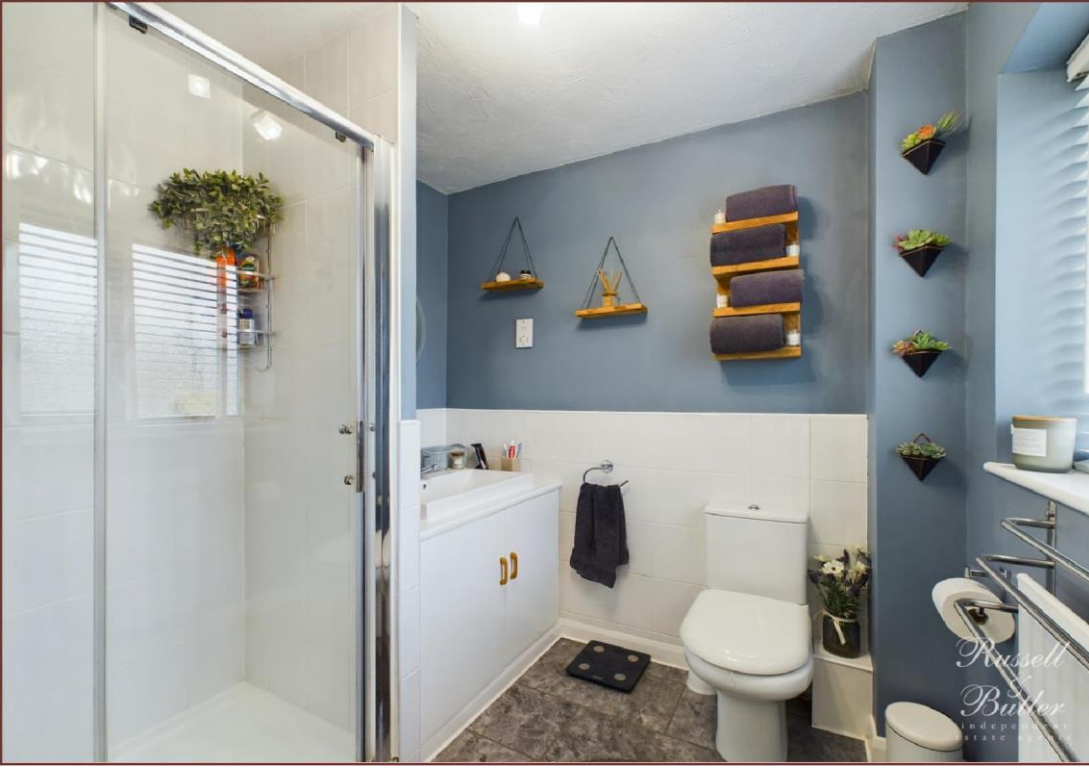
Standard, Superfast and Ultrafast broadband available.  
EE, Three, O2 and Vodaphone (in) mobile coverage  
Flood risk low.

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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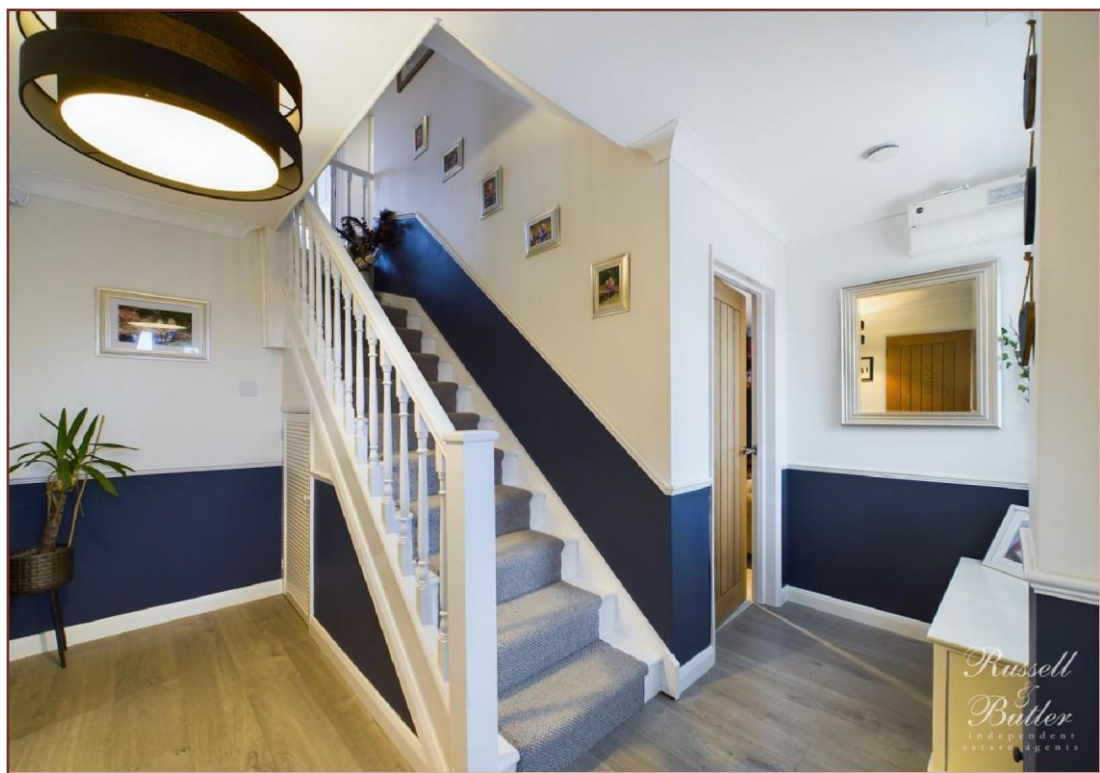
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All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate 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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