

Russell & Butler

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

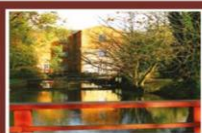
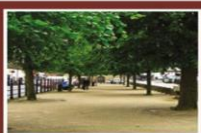
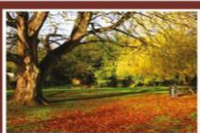
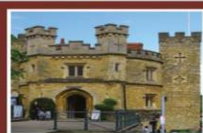
OPEN 7 DAYS A WEEK

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Aris Way, Buckingham, MK18 1FW Asking Price £485,000.00 Freehold

Situated on the popular Mount Pleasant development built by Messrs Beazer Homes, we are pleased to offer For Sale this Four-bedroom detached home that has benefits which include En-suite shower rooms to bedrooms One & Two and a double width garage. The property briefly comprises: Ground floor. Entrance Hall, Sitting Room, Dining Room, Study, Kitchen, Utility Room, and Cloakroom. First floor accommodation: Four Bedrooms, En-suites to Bedroom One and Two, Family bathroom. The property benefits further from gardens to front & rear. EPC Rating C.



Entrance

Double doors to entrance porch.

Entrance Porch

Laminate floor, glazed door to:

Entrance Hall

Giving access to ground floor accommodation, stairs rising to first floor, radiator, feature beams, door to:

Study

8' 0" X 7' 4" (2.46m X 2.24m)

Refitted Upvc double glazed window to front aspect, single panel radiator, telephone point, coving to Artex ceiling.

Sitting Room *18' 4" X 10' 2" (5.60m X 3.12m)*

Having the advantage of feature fireplace with surround and hearth, gas fire as fitted, television point, central heating thermostat, coving to Artex ceiling, Upvc double glazed sliding door to decking and rear garden.

Dining Room *11' 3" X 8' 7" (3.44m X 2.64m)*

Having the advantage of Upvc double glazed window to rear aspect, radiator, coving to Artex ceiling.

Utility *7' 8" X 5' 2" (2.36m X 1.60m)*

Stainless steel single drainer sink unit with cupboard under, work top over, plumbing for automatic washing machine, ceramic tiling to water sensitive areas, gas fired combi boiler supplying both domestic hot water and radiator central heating, single panel radiator, tiled floor, double glazed door to side aspect, coving to Artex ceiling, door to conservatory, archway to kitchen.

Cloakroom

5' 9" X 3' 0" (1.76m X 0.92m)

A white suite of low level wc, pedestal wash hand basin, half height ceramic tiling to water sensitive areas, tiled floor, single panel radiator.

Kitchen/Breakfast Room *11' 11" X 7' 8" (3.64m X 2.34m)*

A modern fitted kitchen comprising one and a half bowl stainless steel single drainer sink unit with mono bloc mixer tap, cupboard under, a range of base, drawer and eyelevel units with work tops over providing work and storage space, integrated electric oven and grill, extractor hood over, integrated dishwasher, double panel radiator, under stairs storage cupboard, coving to Artex ceiling, tiled floor, leaded light effect Upvc double glazed window to front aspect, door to hallway.

First Floor Landing

Access to bedrooms, access to loft space, airing cupboard housing insulated hot water tank with electric immersion heater, linen storage space as fitted, coving to Artex ceiling.

Bedroom One *10' 2" X 10' 11" (3.12m X 3.34m)*

3.12m x 3.34m Max Plus recess

Having the advantage of built in wardrobe with hanging rail and shelving as fitted, single panel radiator, leaded light effect Upvc double glazed window to front aspect, coving to Artex ceiling.

En-Suite

A white suite of low level wc, pedestal wash hand basin, fully tiled shower cubicle with shower as fitted, single panel radiator, ceramic tiling to all walls, extractor unit, Opaque leaded light effect Upvc double glazed window to front aspect.

Bedroom Two *10' 9" X 8' 8" (3.30m X 2.66m)*

Having the advantage of built in wardrobe with hanging rail and shelving as fitted, single panel radiator, coving to Artex ceiling, Upvc double glazed window to rear aspect.

En-Suite

A white suite of fully tiled shower cubicle with shower as fitted, ceramic tiling to all walls, low level wc, pedestal wash hand basin, extractor unit over, coving to Artex ceiling.

Bedroom Three *8' 5" X 8' 1" (2.59m X 2.47m)*

Having the advantage of built in wardrobe with hanging rail and shelving as fitted, single panel radiator, Upvc double glazed window to rear aspect.

Bedroom Four *9' 7" X 6' 8" (2.93m X 2.05m)*

Currently used as a dressing room. Having the advantage of built in wardrobe with hanging rail and shelving as fitted, single panel radiator, leaded effect Upvc double glazed window to front aspect.

Family Bathroom *8' 4" X 4' 11" (2.56m X 1.50m)*

A white suite of panel bath with mixer taps and shower attachment, low level wc, pedestal wash hand basin, full height ceramic tiling to walls, extractor unit, Opaque leaded light effect Upvc double glazed window to side aspect.

Front Garden

Shared driveway giving access to the property and its neighbour, leading to a double width parking space, the garden is open plan, laid to lawn with an ornamental Magnolia tree. Pathway to property entrance.

Rear Garden

The rear garden is laid mainly to lawn with an attractive semi-circle raised border, decked area, access to summerhouse and store, south east facing.

Outside Store cupboard - 2.06m x 1.45m

Walk in garden store

Store/Summerhouse

3.39m x 2.06m

Glazed doors to garden, power and light connected.

Garage *16' 5" X 16' 2" (5.02m X 4.93m)*

A double width garage with up and over door, power and light connected.

Please Note

All main services connected.

EPC Rating: C

Council Tax Band: E

Standard, superfast and ultrafast broadband available.

Mobile: EE,02, Three and Vodafone Voice and Enhanced Data

Likely both indoors and outdoors

Flood Risk: Very low risk of flooding

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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Floor 0



Floor 1

Russell & Butler
Independent
estate agents

Approximate total area⁽¹⁾

1333.41 ft²
123.88 m²

(1) Excluding balconies and services.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GLA4476 390

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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