

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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Dove Close, Buckingham, MK18 7EJ

Asking Price £379,950.00 Freehold

A fabulous four bedroom linked detached house situated in a lovely cul de sac location overlooking a green to the rear. The property has been much improved and includes a garage conversion that now offers a useful ground floor bedroom with an en-suite, a re-fitted kitchen/dining room, gas to radiator central heating, double glazing, a utility room and a conservatory. The accommodation comprises: Entrance porch, entrance hall, sitting room, kitchen/dining room, utility room, conservatory, ground floor bedroom with en-suite shower, three further first floor bedrooms, first floor bathroom, off road parking and gardens to front and rear. Energy rating D.



Entrance

Double glazed Wooden entrance door to entrance porch, Wooden double glazed window to front aspect.

Entrance Porch

Double glazed composite entrance door to:

Entrance Hall

Radiator, stairs rising to first floor, "Karndean" flooring, door to ground floor bedroom, composite door to sitting room.

Sitting Room

12' 6" X 11' 0" (3.82m X 3.36m)

Double radiator, "Karndean" flooring, Wooden double glazed bow window to front aspect, Composite glazed double doors to kitchen/diner.

Conservatory

11' 7" X 8' 8" (3.55m X 2.66m)

Upvc double glazed with door to garden, double radiator, ceramic tiled floor.

Ground Floor Bedroom

11' 8" X 7' 10" (3.57m X 2.40m)

Radiator, Wood laminate flooring, Wooden double glazed window to front aspect, inset downlighting.

En-Suite

7' 10" X 3' 11" (2.40m to rear of shower X 1.20m)

White suite of double width fully tiled shower cubicle, pedestal wash hand basin, low flush wc, ladder towel radiator, "Karndean" flooring, extractor fan, access to loft space, inset downlighting.

Kitchen/Dining Room

15' 7" X 11' 4" (4.75m X 3.46m)

Refitted to comprise inset single drainer one and a half bowl stainless steel sink unit with mono bloc mixer tap, cupboard under, further range of base and eyelevel units, straight edges work surfaces, ceramic tiling to splash areas, free standing cooker with concealed extractor hood over, integrated dishwasher, integrated fridge, double radiator, inset downlighting, "Karndean" flooring, Wooden double glazed window to rear aspect, Wooden double glazed French patio doors to conservatory, composite door to utility room.

Utility Room

9' 0" X 6' 11" (2.75m X 2.13m)

Inset stainless steel sink unit with mono bloc mixer tap, cupboard under, further storage over, work surfaces, plumbing for automatic washing machine, Wood laminate flooring, "Ideal" gas fired boiler supplying both domestic hot water and radiator central heating, Wooden double glazed window to rear aspect, Wooden double glazed door to rear garden.

First Floor Landing

Wooden double glazed window to side aspect, access to loft space, airing cupboard housing hot water tank and immersion heater, linen shelving as fitted.

Bedroom One

8' 7" X 6' 7" (2.63m X 2.03m Min + Door Recess)

Radiator, Wooden double glazed window to rear aspect, views to the rear overlooking the green, Wood laminate flooring.

Bedroom Two

10' 7" X 7' 9" (3.25m X 2.38m + Door Recess)

Radiator, Wooden double glazed window to front aspect, Wood laminate flooring.

Bedroom Three

7' 5" X 7' 6" (2.28m X 2.29m Max, 1.88m Min)

Radiator, Wooden double glazed window to front aspect, Wood laminate flooring.

Family Bathroom

7' 7" X 5' 4" (2.33m X 1.63m)

White suite of panel bath with mixer tap and shower attachment, "New Team" electric shower over, glazed screen, pedestal wash hand basin, low flush wc, ceramic tiling to splash areas, two Wooden double glazed windows to rear aspect, ladder towel radiator.

Front Garden

Laid to shingle with flower and shrub beds, block paved driveway.

Rear Garden

Laid to lawn with flower and shrub beds and borders, paved patio, gated access to rear, good size shed, fully enclosed by timber fencing and not overlooked to the rear.

Please Note

All mains services connected. Council Tax Band C EPC Rating TBC Superfast broadband available Mobile coverage- EE, Three, O2, Vodafone all Voice and Data. Low Flood Risk Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

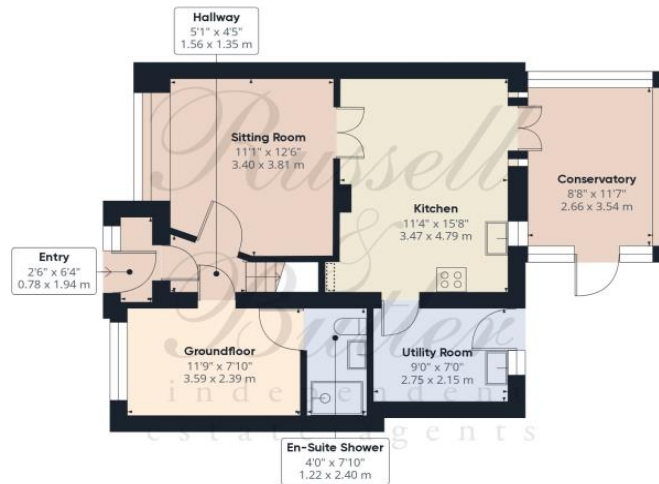
Mortgage Advice

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.









Floor 0



Floor 1

Approximate total area⁽¹⁾

1019.11 ft²
94.68 m²

Reduced headroom

0.93 ft²
0.09 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

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

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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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