

*Russell & Butler*  
i n d e p e n d e n t   e s t a t e   a g e n t s

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OPEN 7 DAYS A WEEK

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*Russell  
&  
Butler*

**St. Michaels Way, Steeple Claydon, MK18 2QD.**

**Asking Price £499,995 Freehold**

An immaculately presented four bedroom detached family home, in a village location with a fabulous kitchen/diner with two sets of bi fold doors that lead out onto a large decked area and the west facing rear garden. The property is set back from the road and comprises: Reception hall, ground floor cloakroom, sitting room with large box bay window to the front, part glazed double doors lead to the re-fitted and spacious kitchen diner with central island, integrated appliances, bi fold doors providing access to the garden, utility/breakfast room with a range of hi gloss units and breakfast bar/ which could also provide a useful desk/workstation. On the first floor, bedroom one with a range of built in wardrobes, re-fitted en-suite shower room, three further bedrooms and the family bathroom with roll top bath. Double width driveway, with integral single garage with electric door, fully enclosed west facing garden to the rear. Energy rating C.



## Entrance

Door to:

## Entrance Hall

Providing access to accommodation, stairs rising to first floor, Karndean flooring, part glazed double doors to the kitchen/diner, part glazed door to the sitting room.

## Cloakroom

Refitted white suite of low level wc with concealed cistern, wash hand basin, chrome ladder towel rail, Upvc double glazed window to front aspect, half height Formica panelling, ceramic tiled floor.

## Sitting Room *14' 10" X 12' 1" (4.54m X 3.70m)*

Upvc double glazed box bay window with shutters to front aspect, upright wall mounted radiator, feature fireplace with gas fire as fitted, four wall light points.

## Kitchen/Diner *14' 11" X 20' 2" (4.55m X 6.16m)*

Refitted to a hi specification to comprise Quartz central island with 'Neff' induction hob, inset wine cooler, integrated slimline dishwasher, inset USB and power point, inset stainless steel sink unit, Quooker boiling hot water tap, built in oven, grill and microwave, recycling cupboard, two Upright radiators, inset downlighters, Karndean flooring, two set of Upvc double glazed Bifold doors to trex decking, two Upvc double glazed windows to side and rear aspects, radiator, breakfast bar with storage drawers to either side, space and plumbing for washing machine, inset stainless steel sink unit with spray taps, window to either side, Upvc double glazed door to side aspect, ceramic tiled floor, inset downlighters, cupboard housing Potterton gas fired boiler supplying both domestic hot water and radiator central heating, door to garage.

## Utility Room *16' 2" X 7' 9" (4.95m X 2.38m)*

Under stairs storage cupboard, warming drawer, space and housing for American style fridge freezer, shelving recess with display lighting and pocket USB socket.

## First Floor Landing

Upvc double glazed window to side aspect, glass stair balustrade.

## Bedroom One *12' 5" X 11' 2" (3.81m X 3.41m)*

Upvc double glazed box bay window to front aspect with shutters, wood laminate flooring, radiator, benefiting from a range of built in double wardrobes. Door to:

## En-Suite

White suite of fully tiled shower cubicle with shower as fitted, wash hand basin with storage under, low level wc with concealed cistern, Upvc double glazed window to side aspect, full ceramic tiling to walls, inset downlighters, chrome ladder to wall.

## Bedroom Two *8' 5" X 13' 1" (2.57m X 3.99m)*

Upvc double glazed window to rear aspect, radiator, wood laminate flooring.

## Bedroom Three *9' 11" X 7' 0" (3.03m X 2.14m)*

Upvc double glazed window to rear aspect with open views, radiator, wood laminate flooring.

## Bedroom Four *10' 4" X 6' 11" (3.17m X 2.11m)*

Upvc double glazed window with shutters to front aspect, wood laminate flooring, radiator.

## Family Bathroom *10' 0" X 5' 6" (3.06m X 1.69m)*

Refitted to a high specification to comprise roll top bath with telephone mixer tap, shower attachment, wash hand basin with two storage drawers under, low level wc, traditional style radiator and towel rail, full height ceramic tiling to walls, Upvc double glazed window to side aspect, ceramic tiled floor, access to loft space.

## Garage *17' 5" X 9' 0" (5.32m X 2.75m)*

With light and power connected, electric door, door to utility room, secondary loft access with light.

## Outside

### Front Garden

Open plan front garden which is laid mainly to lawn with double width driveway providing off road parking and leads to the integral single garage.

### Rear Garden

Another feature of this property are the fully enclosed west facing rear garden that includes 'Trex' decking entertaining areas, one of which has a glass cover, further patio seating areas, outside tap, outside lighting, gated side access, timber summer house, well stocked flower and shrub beds and borders.

### Please Note

All main services are connected.

Council Tax Band: E

EPC Rating: TBC

Standard, Superfast & Ultrafast broadband available.

EE, Vodafone, Three and O2 Voice and Data likely Outdoors

Indoors

EE likely Voice and Data

Very low risk of flooding from rivers and the sea

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.



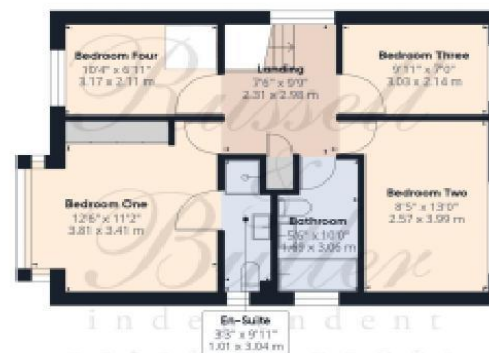


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Floor 0



Floor 1

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Approximate total area<sup>1)</sup>

1429.62 ft<sup>2</sup>

132.82 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GRAPHIC 340

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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