

*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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## Toll Gate Street, Tingewick MK18 4NB Asking Price £548,500.00 Freehold

A very well presented four double bedroom detached family home built in 2016 located in the sought after and desirable village of Tingewick. The property is favourably positioned on the development, siding onto a green open space and benefits further from a detached double width garage, driveway for 5-6 cars, EV car charging point.

bespoke white shutter blinds and a south facing rear garden. Accommodation on the ground floor includes entrance Hall with storage cupboard, cloakroom/laundry room, separate office/playroom, sitting room with part glazed double doors leading to the kitchen/dining/family room with integrated appliances and French doors leading out into the south facing rear garden. On the first floor there is a master bedroom with built in wardrobes and an en-suite shower room, three further double bedrooms and the family bathroom. The rear gardens are fully enclosed with well-established planting and two patio areas. To the side of the property there is a double width garage and parking for several vehicles, enclosed to one side with mature planting affording privacy. The property also benefits from green open spaces on two aspects with no nearby properties adjacent or to the rear. Rear garden gated access to driveway on right in addition a footpath and gate on the left-hand side of the property, thus allowing access to rear garden on both sides of the property.

EPC rating B. Council tax band F.



## Entrance

Composite double glazed entrance door to:

## Entrance Hall

Providing access to accommodation, stairs rising to first floor, radiator, Karndean flooring, under stair storage cupboard. Mains smoke alarm.

## Cloakroom/Laundry Room

*5' 9" X 6' 3" (1.77m X 1.92m)*

White suite of low-level W/C, pedestal wash hand basin, range of base storage cupboards, work tops over, integrated washing machine, Upvc double glazed window to side aspect, extractor fan, ceramic tiling to splash areas, ceramic tiled flooring.

## Office/Playroom

*7' 8" X 6' 8" (2.34m X 2.04m)*

Upvc double glazed window to front aspect with white shutter blinds, Karndean flooring, radiator.

## Sitting Room

*17' 3" X 11' 7" (5.26m X 3.54m)*

Maximum length into bay window.

Upvc double glazed box bay window to front aspect with white shutter blinds, radiator, Karndean flooring, Upvc double glazed window to side aspect, part glazed double doors leading to:

## Kitchen, Dining, Family Room

*25' 3" X 10' 2" (7.72m X 3.10m)*

A fabulous kitchen/diner with integrated appliances and French doors leading out onto the south facing rear garden

Kitchen Area:

Fitted to comprise a range of high gloss units, inset one and a quarter sink unit with mixer tap, cupboard under, a further range of wall, base and drawer units with worktops over, matching upstands, built in five burner gas hob with splashback and filter hood over, built in electric double oven, integrated dishwasher, cupboard housing 'Potterton' gas fired boiler, Danfoss central heating controls and thermostat, inset down lighters, mains smoke alarm, Upvc double glazed window to rear aspect with white shutters, tiled flooring.

Dining Area:

Upvc double glazed French doors with white shutter blinds leading out into the garden, radiator, tiled flooring.

## First Floor Landing

Cupboard housing MegaFlo eco system cylinder. Access to loft space. Mains smoke alarm.

## Bedroom One

*13' 3" X 11' 9" (4.05m X 3.60m)*

Upvc double glazed box bay window to front aspect with white shutter blinds, radiator, built in double width wardrobes with hanging rail and shelving as fitted, central heating thermostat, door to:

## En-Suite

A width and a half shower cubicle with shower as fitted, wash hand basin with mixer tap, low level W/C, extractor fan, chrome ladder heater/towel rail, ceramic tiling to walls, inset down lighters.

## Bedroom Two

*14' 5" X 9' 5" (4.40m X 2.89m)*

Upvc double glazed window to rear aspect with white shutter blinds, radiator.

## Bedroom Three

*10' 1" X 9' 11" (3.08m X 3.04m)*

Upvc double glazed window to front aspect with built in white shutter blinds, radiator.

## Bedroom Four

*10' 7" X 8' 3" (3.25m X 2.53m)*

Upvc double glazed window to rear aspect with built in white shutter blinds, radiator.

## Family Bathroom

*5' 8" X 7' 0" (1.73m X 2.16m)*

White suite of panel bath with separate shower over, glazed screen, wall mounted wash hand basin with mixer taps, low level W/C, ceramic tiling to walls, chrome ladder heater/towel rail, Upvc double glazed window to side aspect, inset downlighters, extractor fan, ceramic tiled floor.

## Front Aspect

Driveway providing off parking for 5 - 6 cars and leading to a detached double width garage, EV car charging point, gated side access both sides to rear garden.

## Detached Double Width Garage

*17' 11" X 18' 6" (5.48m X 5.66m)*

With twin up and overs doors, light and power connected, eaves storage space.

## Rear Garden

Fully enclosed south facing rear garden laid mainly to lawn with paved patio seating area, established flower and shrub beds and borders, further patio seating area, greenhouse, outside water supply, outside lighting, outside power supply, gated side access to driveway.

## Please Note

EPC Rating: B.

Council Tax Band: F

Development Management charge £234 per annum

Construction type: Standard.

Electricity supply: Mains.


Water supply: Mains.

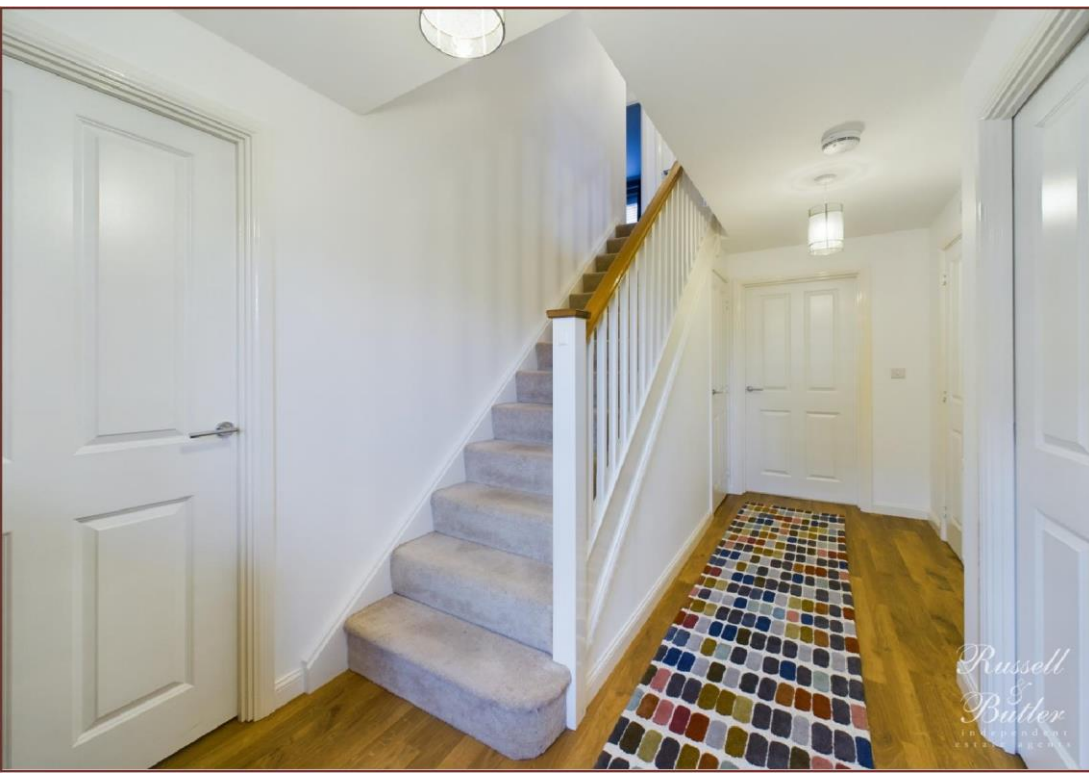
Sewerage: Mains.

Heating: Gas central heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultrafast broadband available. Offering highest speeds of 1800Mbps download and 220Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. 4G likely depending on provider, signal strength varies whether

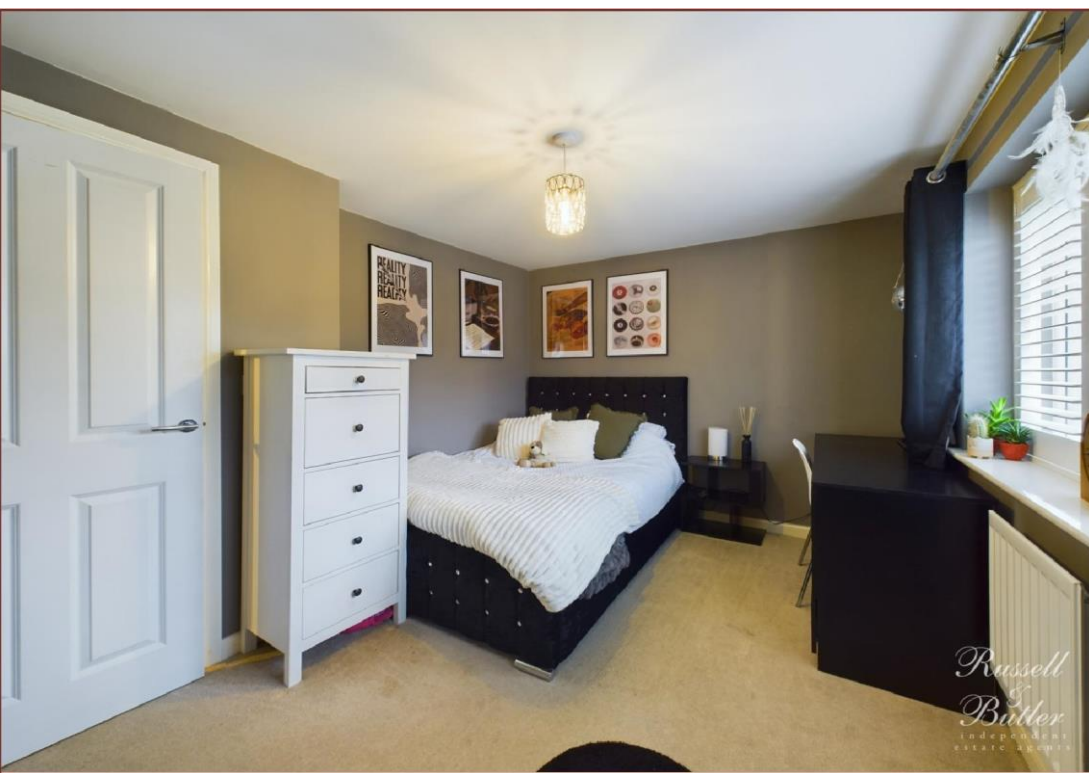
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		94
81-91 <b>B</b>	85	
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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Floor 0 Building 1

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

656.92 ft<sup>2</sup>

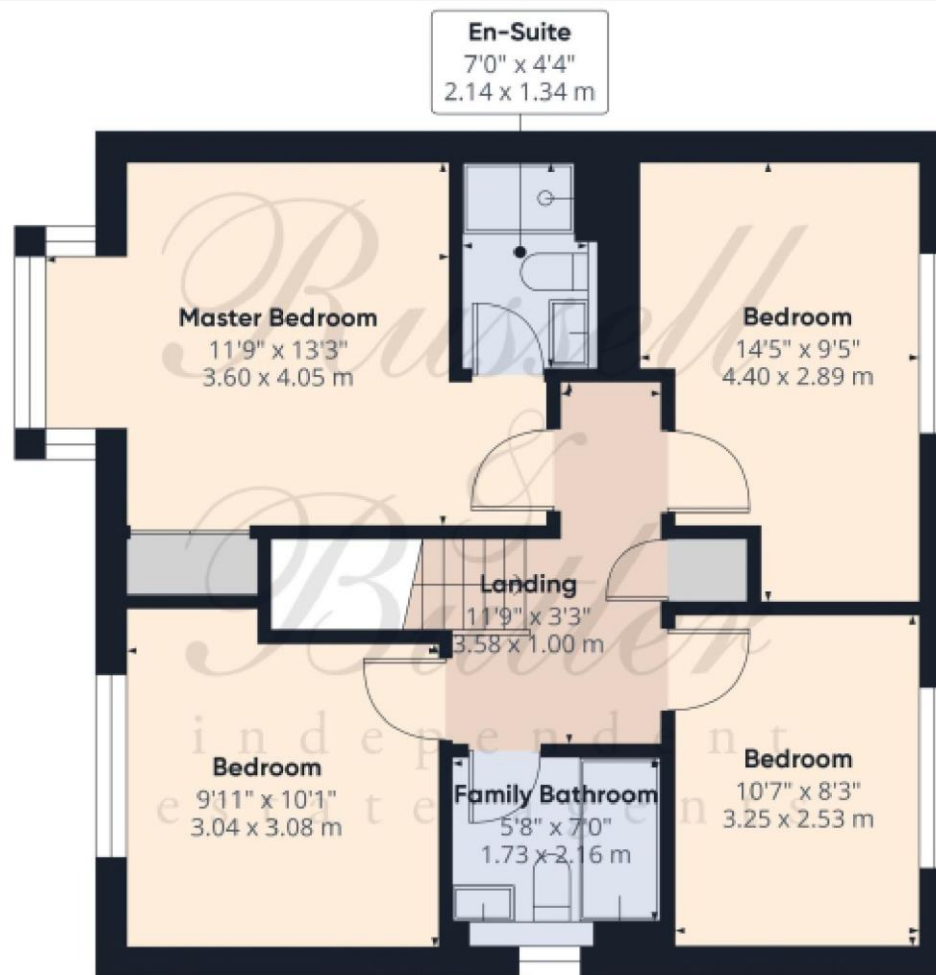
61.03 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GBRAPP360



Floor 1 Building 1

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Approximate total area<sup>(1)</sup>  
628.3 ft<sup>2</sup>  
58.37 m<sup>2</sup>

(1) Excluding balconies and terraces

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ORAPPE360



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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