

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

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: sales@russellandbutler.com



Paradine Street, Buckingham, MK18 2GX

Asking Price £599,995.00 Freehold

Built in just 2022, this spacious and well designed four double bedroom detached family home with a large rear garden, garage and driveway. The property is well situated in a village location opposite an open green and benefits from two ensuites, four double bedrooms and a good amount of parking to the side of the property. The accommodation fully comprises: Entrance hall with built in storage, cloakroom, kitchen/dining/family room with various integrated appliances and plenty of space for entertaining, a separate utility room, sitting room with bay window to the front aspect, study/playroom, a good sized first floor landing with built in storage, bedroom one with built in wardrobes and ensuite, bedroom two/guest bedroom with ensuite, two further double bedrooms and family bathroom. To the outside: Single garage, driveway parking and gated access leading to rear garden with lawn and decked seating area. EPC rating B. Council Tax Band F.



Entrance

Door to:

Entrance Hall

Electric underfloor heating, herringbone flooring, Upvc double glazed window to front aspect, radiator, under stairs storage.

Cloakroom

White suite of low level wc, pedestal wash hand basin with mixer tap, tiling to splash areas, radiator, extractor fan.

Sitting Room

17' 1" X 13' 7" (5.23m Max into bay x 4.16m Max)
Upvc double glazed window to front aspect, radiator.

Kitchen/Dining/Family Room

32' 5" X 10' 0" (9.90m X 3.07m)
A range of base and eyelevel units, stainless steel one and a quarter sink unit with mixer tap, cupboard under, work tops over, built in fridge freezer, built in dishwasher, built in oven and grill, built in five ring gas hob, extractor hood over with splash back, downlighters, herringbone flooring, electric under floor heating, two upvc double glazed windows to rear aspect, Upvc double glazed French doors to rear aspect, two radiators.

Utility Room

Built in storage and cupboards, space for washing machine, space for tumble dryer, gas fired boiled, radiator.

Study

8' 2" X 7' 5" (2.49m Max x 2.28m Max)
Upvc double glazed window to front aspect, radiator.

First Floor Landing

Cupboard housing hot water tank with linen shelving as fitted, access to loft space, radiator, Upvc double glazed window to front aspect.

Bedroom One

12' 7" X 9' 11" (3.84m into recess, 3.22m to front of wardrobe x 3.04m Max)
Built in wardrobe, radiator, Upvc double glazed window to front aspect.

En-Suite

Fully tiled double width shower, white suite of low level wc, pedestal wash hand basin with mixer tap, Upvc double glazed window to side aspect, heated towel radiator, extractor fan, downlighters.

Bedroom Two

10' 2" X 10' 2" (3.12m + door recess x 3.11m Max)
Upvc double glazed window to rear aspect, radiator.

En-Suite

Fully tiled double width shower, white suite of low level wc, pedestal wash hand basin with mixer tap, Upvc double glazed window to rear aspect, heated towel radiator, extractor fan, downlighters.

Bedroom Three

12' 1" X 11' 2" (3.7m Max x 3.42m Max)
Upvc double glazed window to front aspect, radiator.

Bedroom Four

12' 2" X 9' 8" (3.72m Max x 2.97m Max)
Upvc double glazed window to rear aspect, radiator.

Family Bathroom

White suite of bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level wc, tiling to splash areas, Upvc double glazed window to rear aspect, extractor fan, downlighters, heated towel rail.

Front Aspect

Laid to lawn with path leading to property entrance, outside light, driveway to side.

Rear Garden

Laid mainly to lawn with decked area, pergola, raised beds, outside tap and gated side access.

Single Garage

19' 11" X 9' 11" (6.08m Max x 3.04m Max)
Up and over door, power and light connected, eaves storage space.

Please Note

Maintenance charge for development approx £tbc per annum.

EPC Rating: B.
Council Tax Band: F.

Construction type: Standard.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

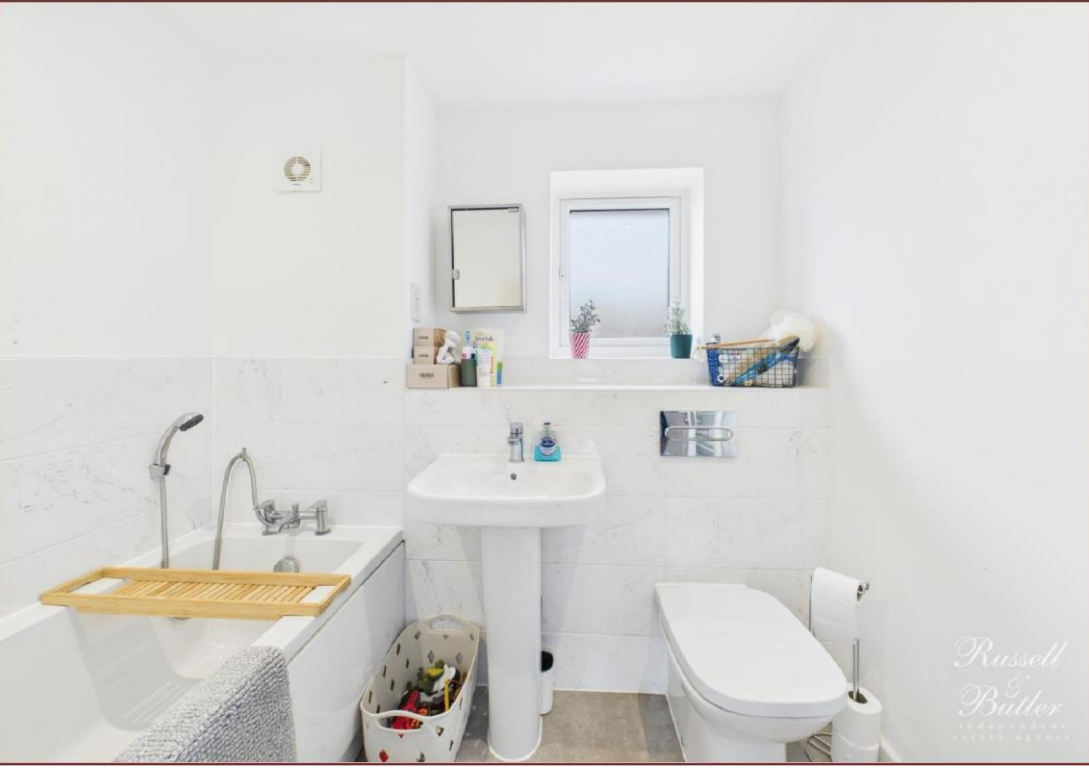
BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 1800Mbps download and 220Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability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

Parking: Driveway parking.

Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

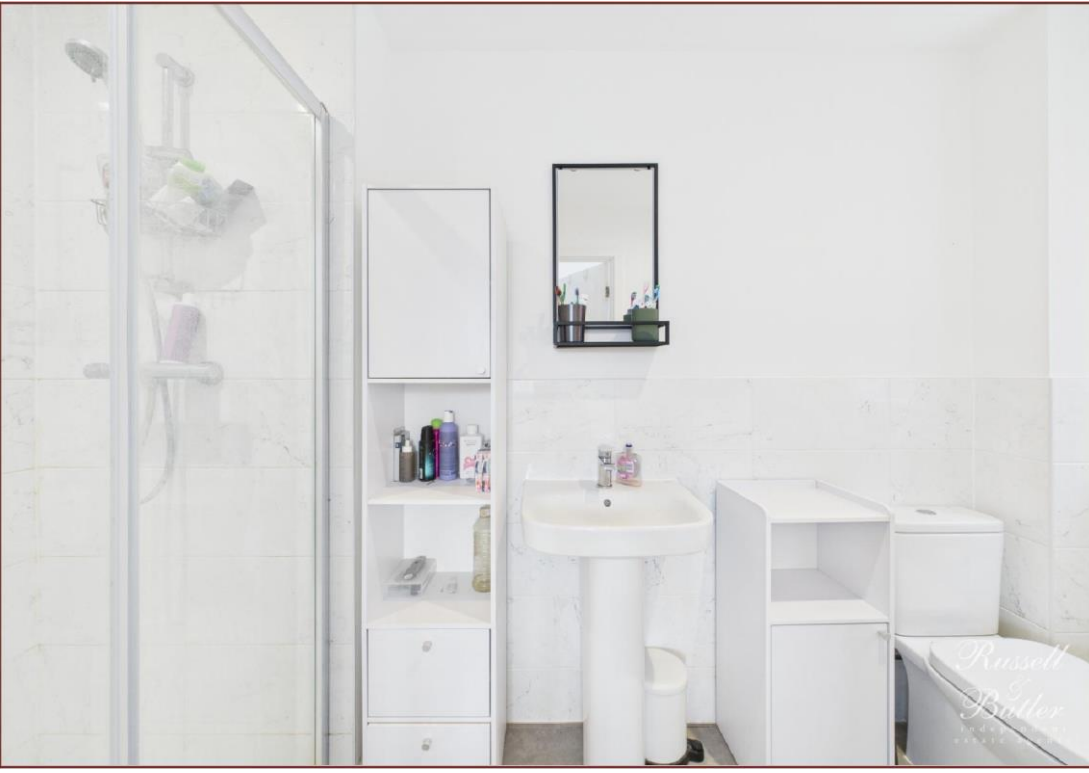
Mortgage Advice

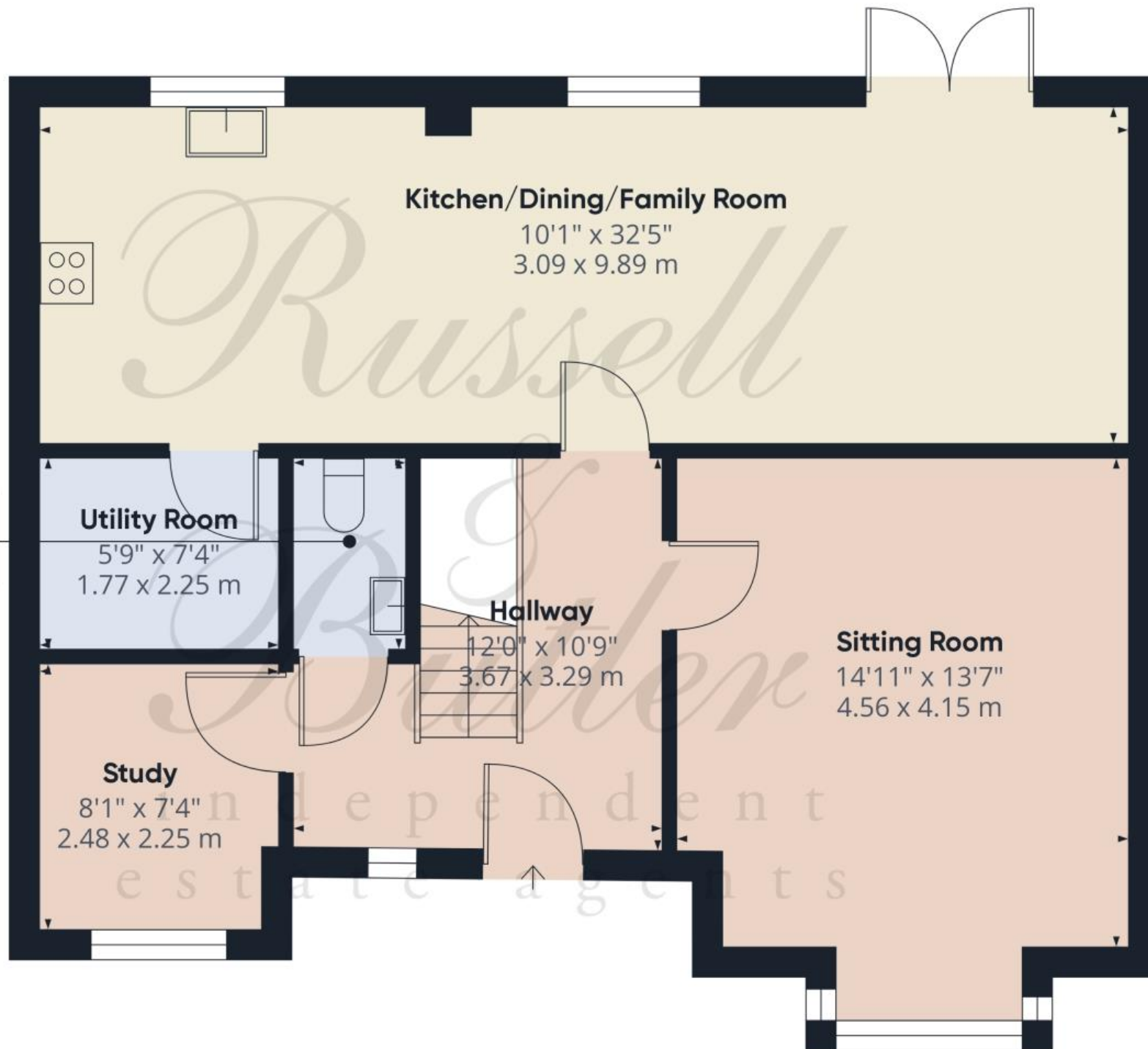
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





*Russell
& Butler*
independent
estate agents





Approximate total area^m

782.75 ft²

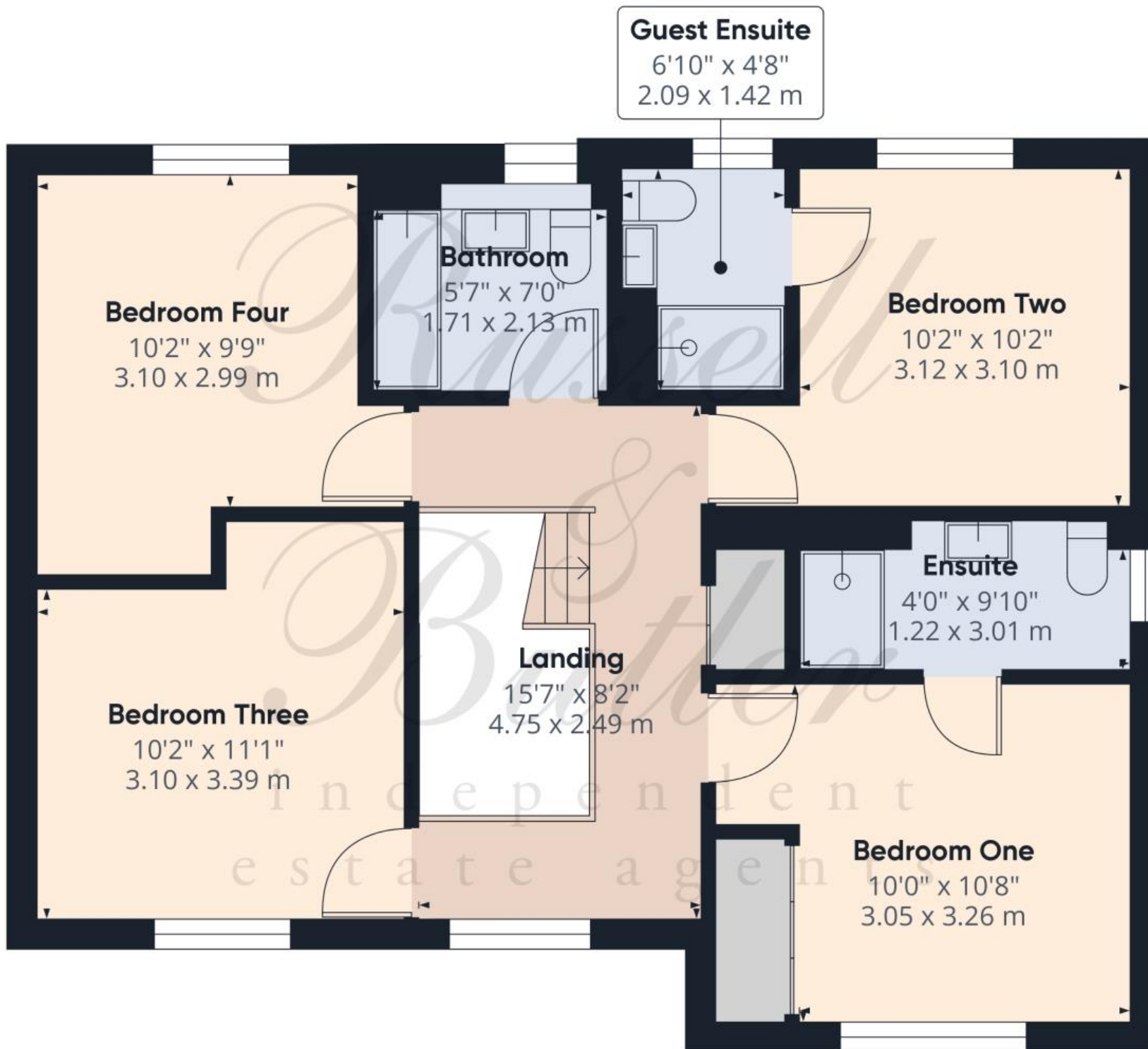
72.72 m²

(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.

GIRAFFE360



Approximate total area^m

685.55 ft²

63.69 m²

(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.

GIRAFFE360



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.

Visit us online: www.russellandbutler.com

