

*Russell & Butler*  
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# Weavers Close, Buckingham, MK18 7RP

## Asking Price £575,000 Freehold

Offered for sale with no onward chain, an immaculately presented four double bedroom family home with two en-suite shower rooms, located on the popular Lace Hill development, being in walking distance to local parks and catchment to Lace Hill Academy and both Buckingham Secondary and the Royal Latin Grammar Schools. Accommodation over two floors comprises: reception hall, cloakroom, sitting room with French doors leading onto the patio and rear garden, study, family room and a dual aspect spacious kitchen/diner with integrated appliances providing an ideal open plan living and entertaining space with French doors out onto the rear garden. On the first floor; landing leading to the master bedroom with built in wardrobes and en-suite shower room, guest bedroom also benefitting from a range of built in wardrobes and en-suite shower room, two further double bedrooms and the family bathroom. Enclosed gardens to the rear, double length driveway with EV car charging point and a single garage. EPC Rating C. Council tax band F. No onward chain.



**Entrance**  
Entrance door to:

**Entrance Hall**  
Karndeian flooring, under stairs storage cupboard, stairs rising to first floor, radiator.

**Cloakroom**  
White suite of low level wc, pedestal wash hand basin, ceramic tiling to splash area, radiator, entrance fan, Karndeian flooring.

**Family Room**  
*10' 11" X 10' 2" (3.35m X 3.10m)*  
Feature sandstone fireplace with electric fire as fitted, radiator, Upvc double glazed window to front aspect, television point.

**Study**  
*10' 4" X 7' 2" (3.15m X 2.20m)*  
Upvc double glazed window to side aspect, radiator, wood laminate flooring, television point.

**Sitting Room**  
*13' 10" X 16' 10" (4.23m X 5.14m)*  
Upvc double glazed French doors to patio and rear garden, remote control wall mounted feature fire place with electric fire as fitted, two radiators, two television points.

**Kitchen/Dining/Family Room**  
*31' 2" X 10' 5" (9.50m X 3.19m)*  
Fitted to comprise inset one and a quarter stainless steel sink unit with mono bloc mixer tap, cupboard under, a further range of wall/drawer and base units with work tops over, ceramic tiling to splash areas, integrated four ring gas hob with extractor hood over, built in double electric oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, Karndeian flooring, inset downlighters, Upvc double glazed window to front aspect, television point, open through to:

**Dining Room**  
Glazed roof, Upvc double glazed French doors to patio and rear garden, radiator, Karndeian flooring, open through to sitting room.

**First Floor Landing**  
Providing access to bedroom accommodation, Upvc double glazed window to side aspect, radiator, access to loft space, airing cupboard housing hot water tank with linen shelf as fitted.

**Master Bedroom**  
*13' 0" X 10' 9" (3.97m X 3.29m)*  
Benefitting from double width wardrobes, Upvc double glazed window to front aspect, radiator, television point.

**En-Suite**  
White suite of fully tiled double width shower cubicle with rainfall shower head, glazed screen, pedestal wash hand basin, low level wc, half height tiling to walls, ceramic tiled floor, inset downlighters, chrome ladder towel rail, Upvc double glazed window to rear aspect, extractor fan.

**Guest Bedroom**  
*10' 3" X 10' 4" (3.13m X 3.17m)*  
Upvc double glazed window to front aspect, radiator, benefitting from a range of built in wardrobes with hanging rail and shelving as fitted.

**En-Suite**  
White suite of double width fully tiled shower cubicle with shower as fitted, glazed screen, pedestal wash hand basin, low level wc, chrome ladder towel rail, inset downlighters, extractor fan, Upvc double glazed window to side aspect.

**Bedroom Three**  
*14' 2" X 8' 3" (4.33m X 2.54m)*  
Upvc double glazed window to rear aspect, radiator.

**Bedroom Four**  
*10' 5" X 8' 3" (3.18m X 2.53m)*  
Upvc double glazed window to rear aspect, radiator.

**Family Bathroom**  
White suite of panel bath with separate shower over, pedestal wash hand basin with mixer taps, low level wc, full and half height tiling to walls, ceramic tiled floor, chrome ladder/heated towel rail, Upvc double glazed window to side aspect, inset downlighters, extractor fan.

**Front Garden**  
Driveway leading to property entrance and single garage, gated pedestrian access to rear garden, electric vehicle charger.

**Rear Garden**  
Fully enclosed by rear garden, laid mainly to lawn with paved patios, established shrub planting, green/glass house, outside lighting, outside power, outside tap, personal door to garage.

**Garage**  
*19' 9" X 9' 10" (6.03m X 3.02m)*  
Single garage with up and over door, eaves storage space, light and power connected.

**Please Note**  
EPC Rating: C.    Council Tax Band: F.

Construction type: Standard.    Electricity supply: Mains.    Water supply: Mains.    Sewerage: Mains.    Gas: Mains

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating.

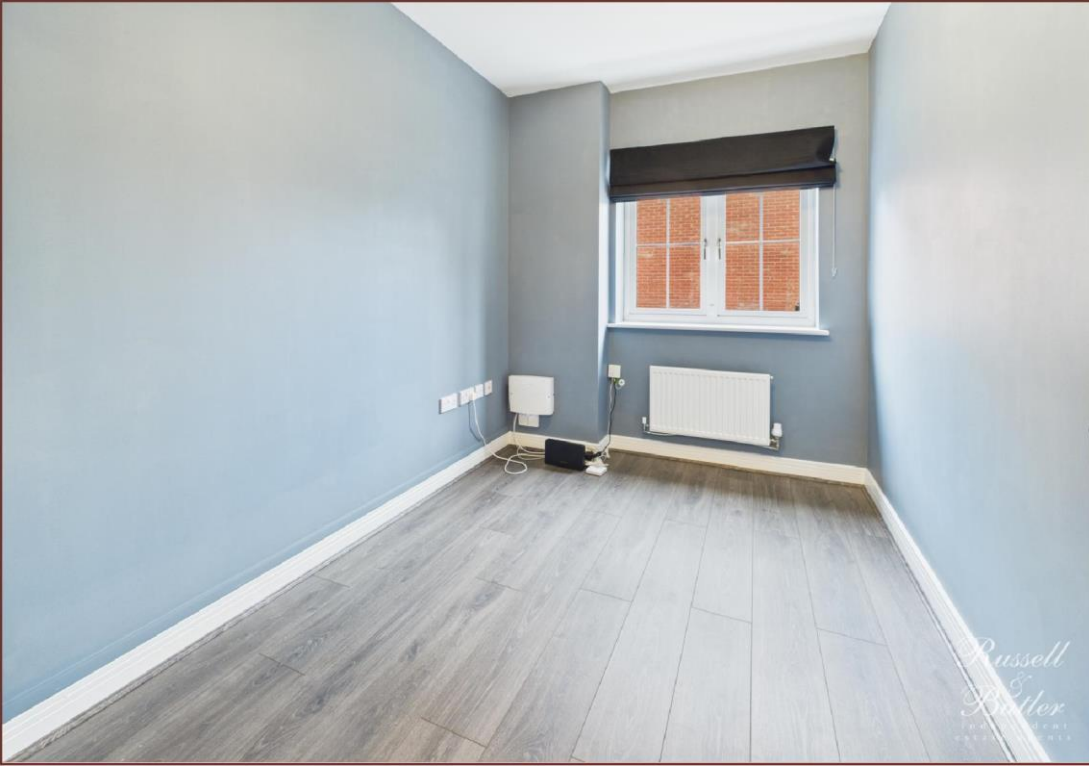
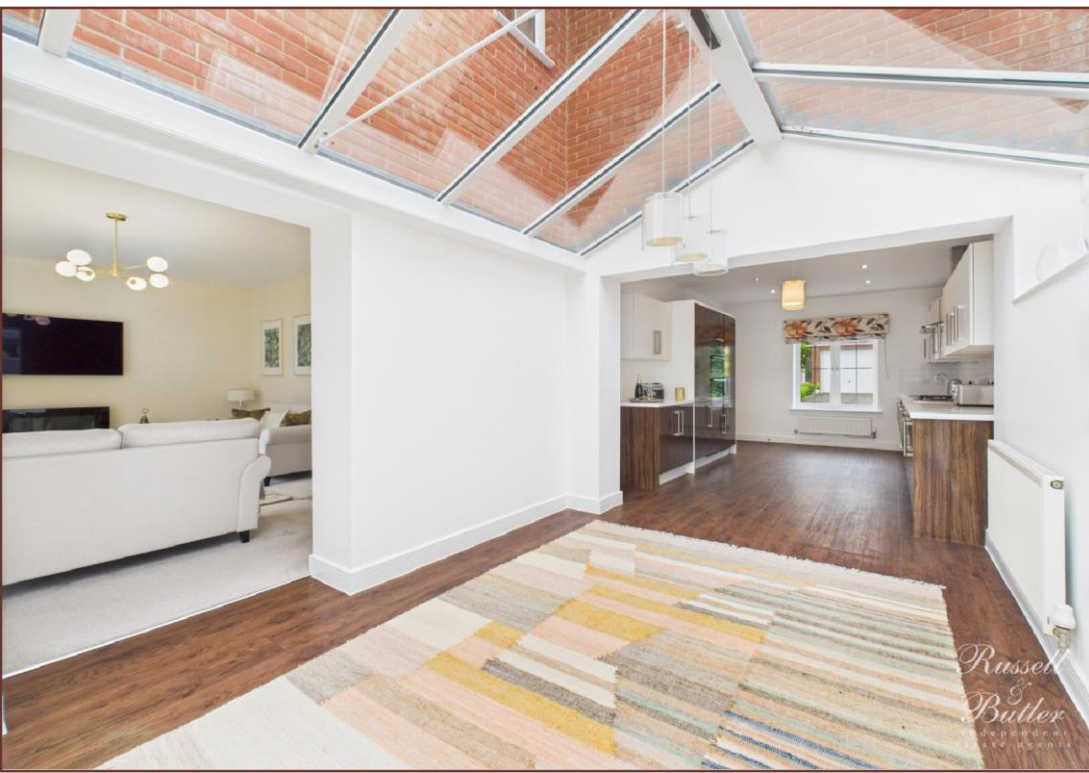
BROADBAND/MOBILE COVERAGE: Standard, superfast and ultrafast broadband available. Offering highest speeds of 1800Mbps download and 1000Mbps upload speeds. The speeds indicated are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability 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 & Garage 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.



















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

861 ft<sup>2</sup>

80 m<sup>2</sup>

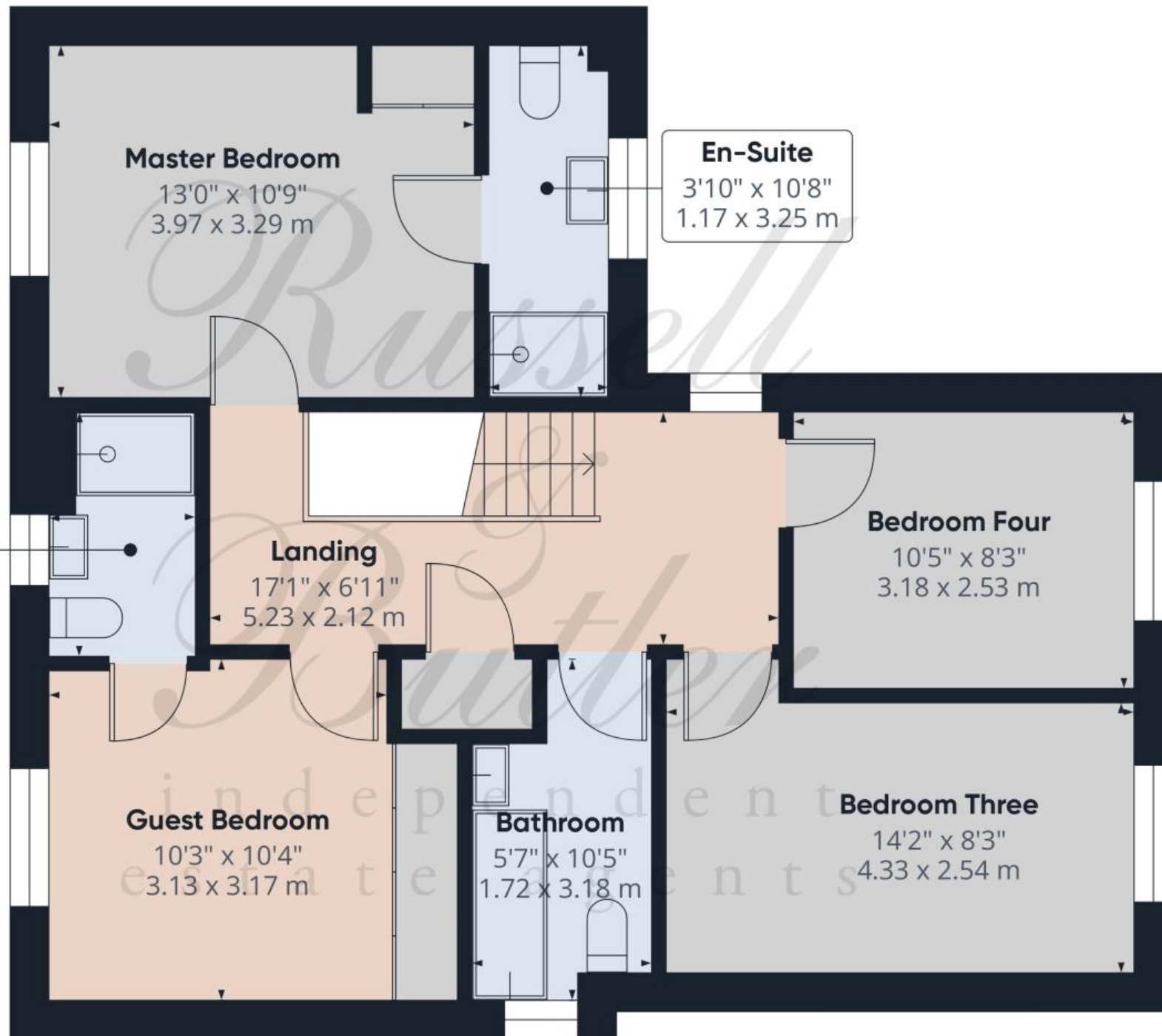
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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

695 ft<sup>2</sup>

64.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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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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