

Russell & Butler

independent estate agents

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Killeyan, North End Road, Steeple Claydon, MK18 2PG

Asking Price £439,995 Freehold

An extended four double bedroom link detached family home located on a sought after road in the village of Steeple Claydon. The property accommodation: Spacious reception hallway with built in double width cloaks cupboard, ground floor cloakroom, dual aspect sitting room with sliding doors leading out onto the rear garden, 'L' shaped kitchen/diner also benefitting from French doors out onto the patio and rear garden. On the first floor, four double bedrooms one with a vaulted ceiling and the family bathroom with white suite. To the front there is off road parking for 2 cars a single garage and fully enclosed landscaped gardens to the rear. Council tax band D. EPC rating C. The property benefits further from gas to radiator central heating and UPVC double glazing throughout.



Entrance

Upvc double glazed entrance door to:

Entrance Hall

Wood laminate flooring, stairs rising to first floor, coving to ceiling, double width cloaks cupboard, radiator.

Cloakroom

White suite of low level wc, wash hand basin with mixer tap, cupboard under, ceramic tiling to splash areas, chrome ladder radiator, Upvc double glazed window to front aspect.

Sitting Room

21' 9" X 10' 4" (6.63m X 3.16m)

Dual aspect sitting room with Upvc double glazed window to front aspect, Upvc double glazed sliding door to patio and rear garden, coving to ceiling, feature fireplace with fire as fitted.

Kitchen/Diner

16' 3" X 15' 3" (4.96m Max, 3.03m Min x 4.66m Max)

Fitted to comprise inset one and a quarter stainless steel sink unit with mixer taps, cupboard under, further range of wall/drawer & base units, work tops over, space for range cooker, space for fridge freezer, space and plumbing for washing machine, integrated dishwasher, ceramic tiling to splash areas, ceramic tiled floor, Upvc double glazed door and window to rear garden, cupboard housing Valliant gas fired boiler supplying both domestic hot water and gas to radiator central heating.

Dining Area

Ceramic tiled floor, coving to ceiling, under stairs storage cupboard, Upvc double glazed French doors to patio and rear garden.

First Floor Landing

Access to loft space, airing cupboard housing hot water tank, light tunnel.

Bedroom One

10' 5" X 10' 2" (3.19m X 3.11m)

Upvc double glazed window to front aspect, coving to ceiling, wood laminate flooring, radiator, benefitting from a range of built in wardrobes.

Bedroom Two

14' 2" X 7' 8" (4.34m X 2.36m)

Wood laminate flooring, Upvc double glazed window to rear aspect, radiator, Velux window, Vaulted ceiling.

Bedroom Three

9' 11" X 9' 2" (3.03m X 2.80m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Four

15' 2" X 7' 1" (4.64m X 2.16m)

Two Upvc double glazed windows to front aspect, radiator, wood laminate flooring.

Family Bathroom

White suite of Jacuzzi panel bath, separate 'Mira' shower over, wash hand basin with mixer taps housed in vanity unit, low level wc with concealed cistern, Upvc double glazed window to rear aspect, chrome ladder radiator, ceramic tiling to splash areas.

Rear Garden

North east facing fully enclosed rear garden to include decked patio, lawn area, shingle pathway, further paved patio, outside tap, side access to garden, fully enclosed by panel fencing.

Garage

Up and over door, personal door to rear garden, light and power connected.

Please Note

EPC Rating: C.

Council Tax Band: D.

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 and superfast broadband available. Offering highest speeds of 80Mbps download and 20Mbps 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.

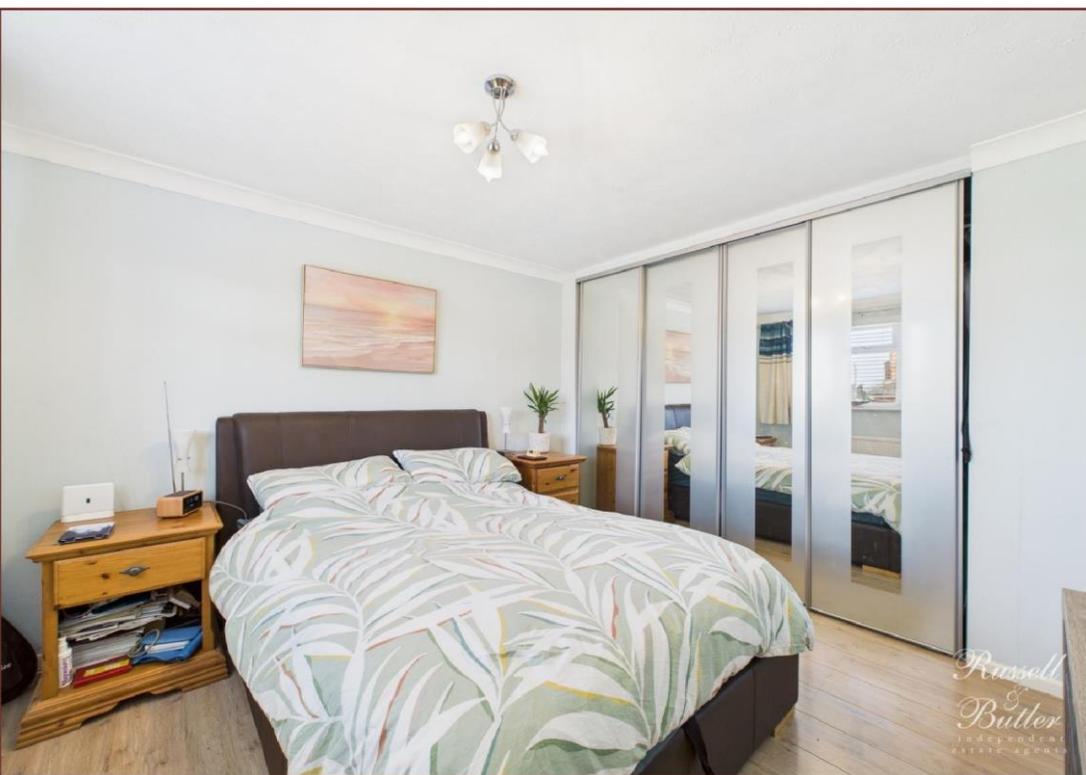
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be relied on.

Mortgage Advice

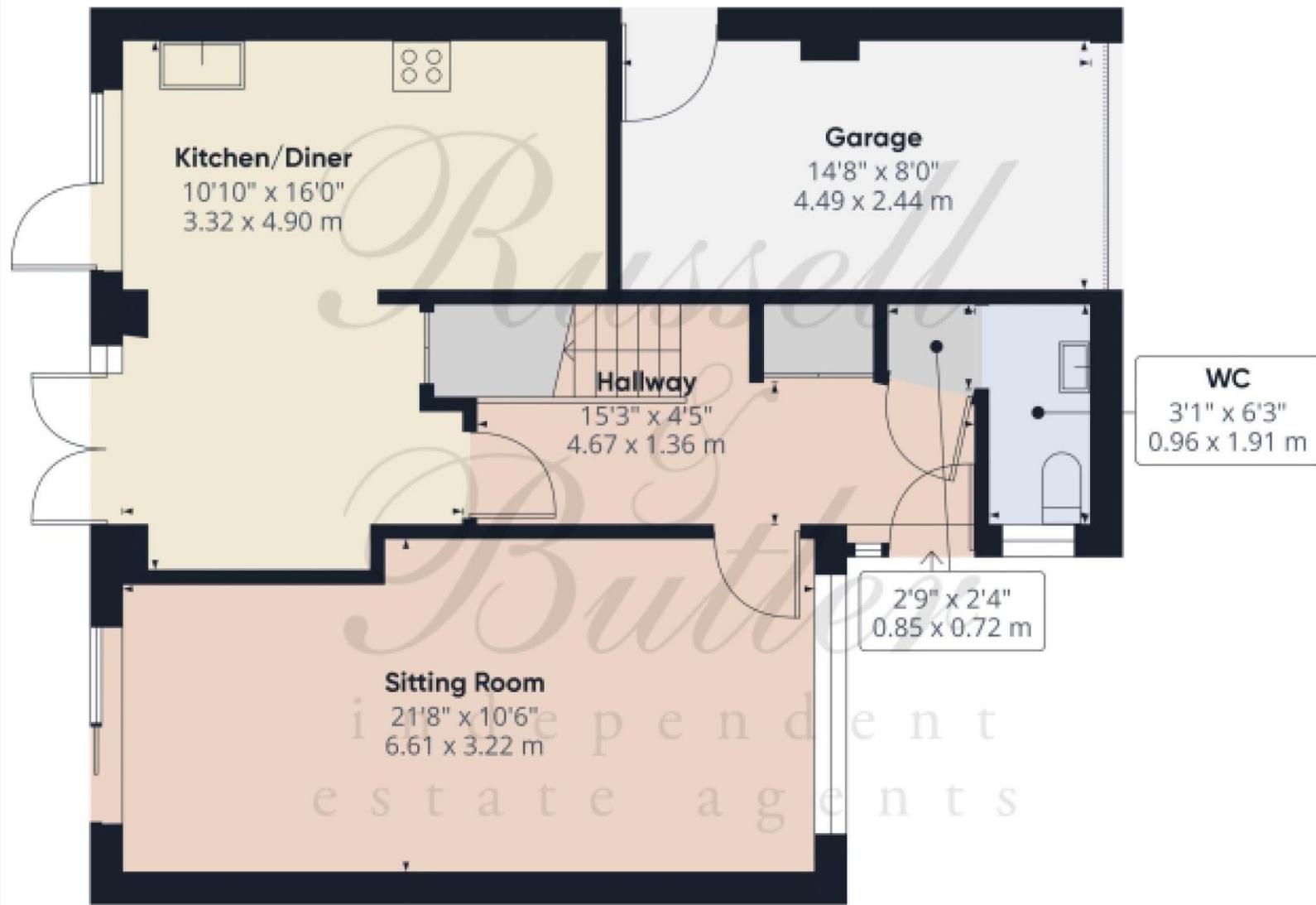
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they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











Approximate total area⁽¹⁾
667.38 ft²
62 m²

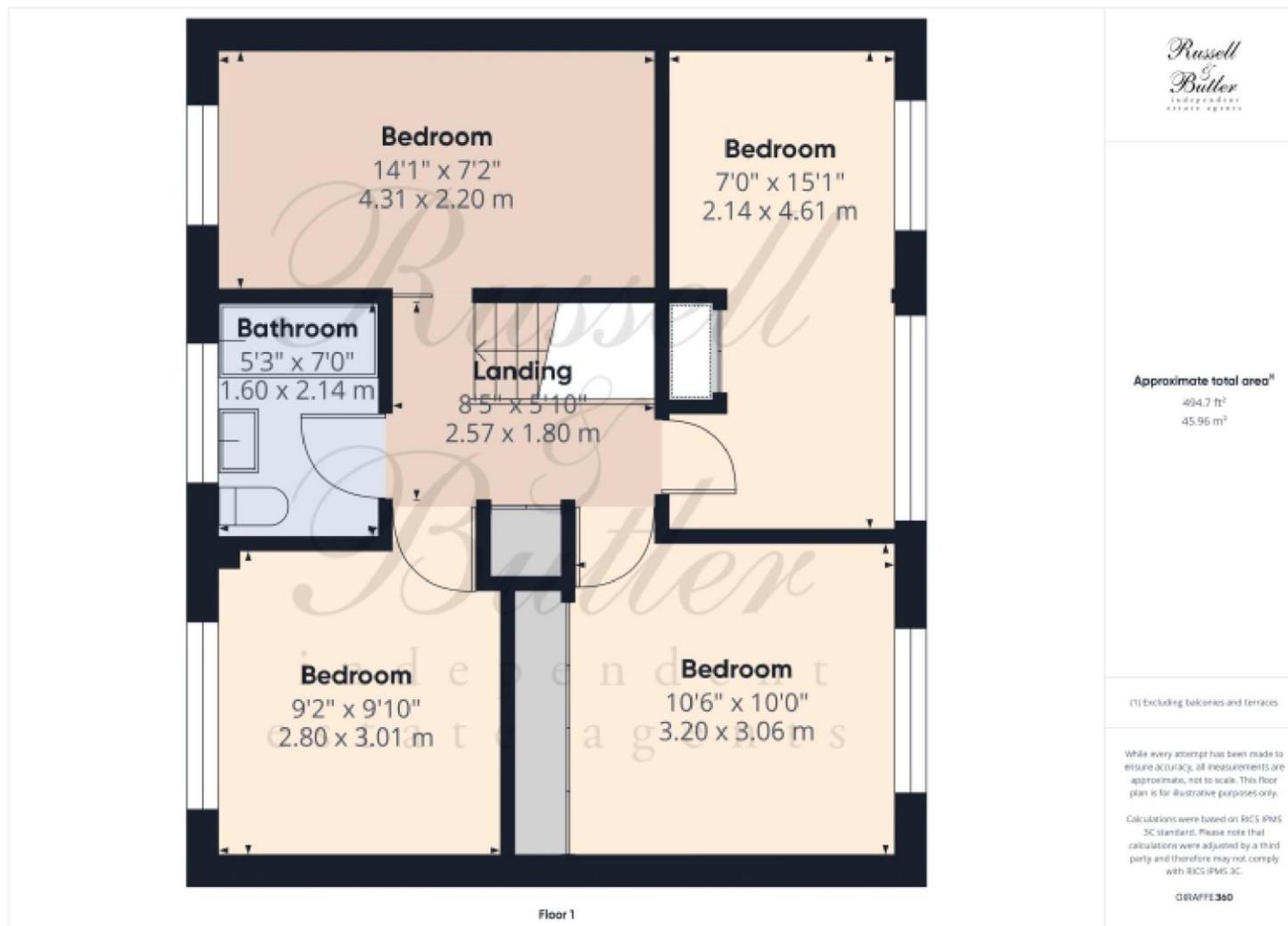
(1) Excluding balconies and terraces

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.

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Floor 0



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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