

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



Shepperds Close, North Marston, MK18 3PB

Asking Price £625,000

A beautifully presented four bedroom detached family home, pleasantly positioned within a quiet cul-de-sac in the highly sought-after village of North Marston. The property offers spacious and versatile accommodation, with a particular highlight being the fabulous fitted kitchen/dining room. A lovely sun lounge provides a bright and relaxing additional reception space, with an attractive outlook and access to the rear garden. The former garage has been thoughtfully converted to create a large and extremely practical utility room, offering an abundance of fitted storage. Upstairs, the property provides four well-proportioned bedrooms, an en-suite and a family bathroom with additional shower cubicle. Outside, the house enjoys an attractive and private rear garden and a block paved driveway to the front. Council Tax Band F. Energy rating awaited.



Entrance
Double glazed composite entrance door to:

Entrance Porch
5' 5" X 4' 1" (1.66m X 1.25m)
Upvc double glazed window, Upvc double entrance door to:

Entrance Hall
Radiator, tiled floor, stairs rising to first floor.

Cloakroom
White suite of wash hand basin, low flush wc, tiled floor, Upvc double glazed window to side aspect, ladder towel radiator.

Sitting Room
15' 7" X 11' 0" (4.75m + Bay x 3.37m)
Ornamental fireplace with electric fire, radiator, Upvc double glazed Bay window to front aspect.

Sun Room
18' 5" X 9' 0" (5.63m X 2.76m)
Upvc double glazed with French patio door to rear garden, two radiators, inset downlighters.

Kitchen/Dining Room
22' 5" X 11' 10" (6.84m x 3.63m Max, 2.71m Min)
Fitted to comprise inset sink unit with mono bloc mixer tap, cupboard under, further range of base units and drawers, solid wood work surfaces over, glass splash backs, four ring ceramic hob with electric double oven under, extractor canopy over, integrated microwave, integrated dishwasher, integrated fridge, Upvc double glazed window to rear aspect, two radiators, tiled floor, Upvc double glazed doors to conservatory.

Rear Lobby
Upvc double glazed door to side, tiled floor, door to Cloakroom.

Utility Room
12' 11" X 10' 5" (3.95m X 3.20m)
Range of fitted storage cupboards with hanging rails and shelving as fitted, further eyelevel units, work surfaces with "Worcester" oil fired boiler under supplying both domestic hot water and gas to radiator central heating, plumbing for automatic washing machine, space for tumble dryer, space for under counter fridge and freezer (appliances not included), door to garage store.

First Floor Landing
Access to loft space with boarding, light and ladder. Airing cupboard housing hot water tank and immersion heater.

Bedroom One
11' 6" X 11' 2" (3.53m X 3.41m)
Radiator, range of built in wardrobes, Upvc double glazed window to front aspect.

En-Suite
White suite of fully tiled shower cubicle with shower as fitted, wash hand basin, low flush wc, ceramic tiling to splash areas, ladder towel radiator, Upvc double glazed window to front aspect.

Bedroom Two
11' 2" X 9' 0" (3.41m X 2.76m)
Radiator, range of built in wardrobes, Upvc double glazed window to rear aspect.

Bedroom Three
12' 7" X 8' 0" (3.86m X 2.45m)
Radiator, Upvc double glazed window to front aspect.

Bedroom Four
11' 11" X 8' 1" (3.65m Max, 2.59 Min x 2.48m)
Radiator, Upvc double glazed window to rear aspect.

Family Bathroom
White suite of panel bath with mixer tap and shower attachment, fully tiled shower cubicle, wash hand basin with cupboard under, low flush wc, ceramic tiling to splash areas, ladder towel radiator, Upvc double glazed window to rear aspect.

Front Garden
Open plan laid to lawn, double width block paved drive, gated side access to rear garden.

Rear Garden
Laid to lawn with well stocked flower and shrub beds and borders, paved patio, oil storage tank, outside tap, fully enclosed by timber fencing.

Garage
8' 0" X 4' 1" (2.46m X 1.27m)
Remainder of further garage, now a useful store with power and light connected, electric roller door.

Please Note
EPC Rating: TBC Council Tax Band: F

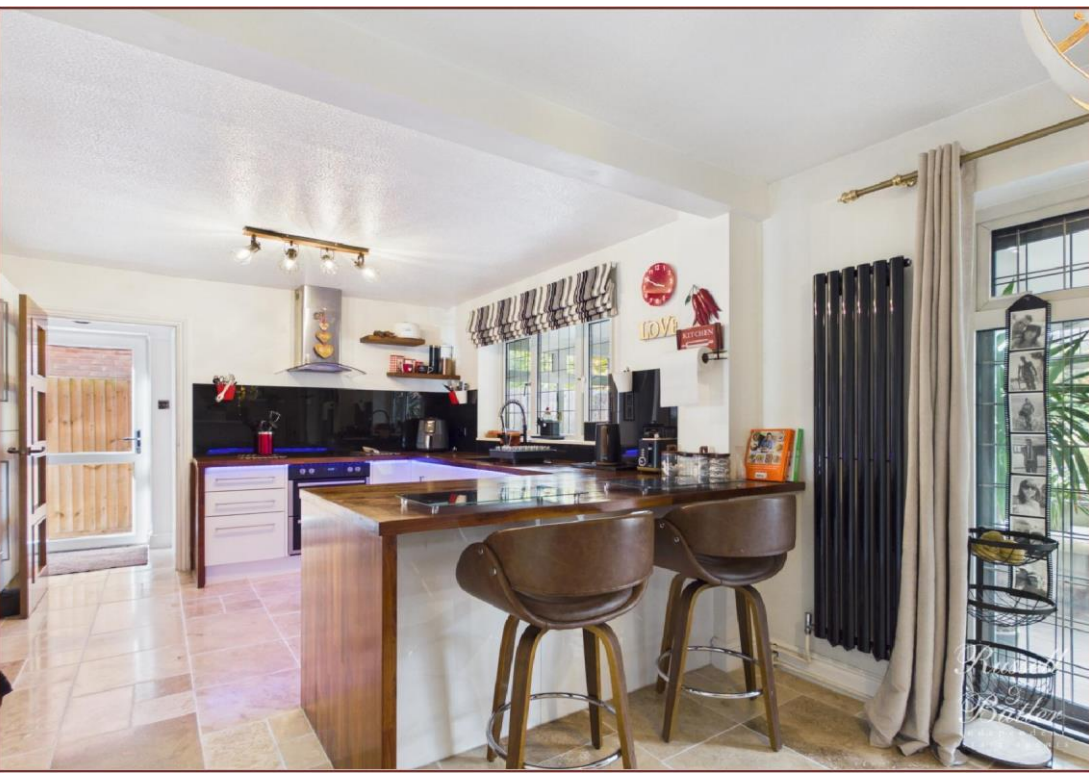
Construction type: Standard. Electricity supply: Mains. Water supply: Mains. Sewerage: Mains. Heating: Oil.

BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast broadband available. Offering highest speeds of 1000Mbps 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).

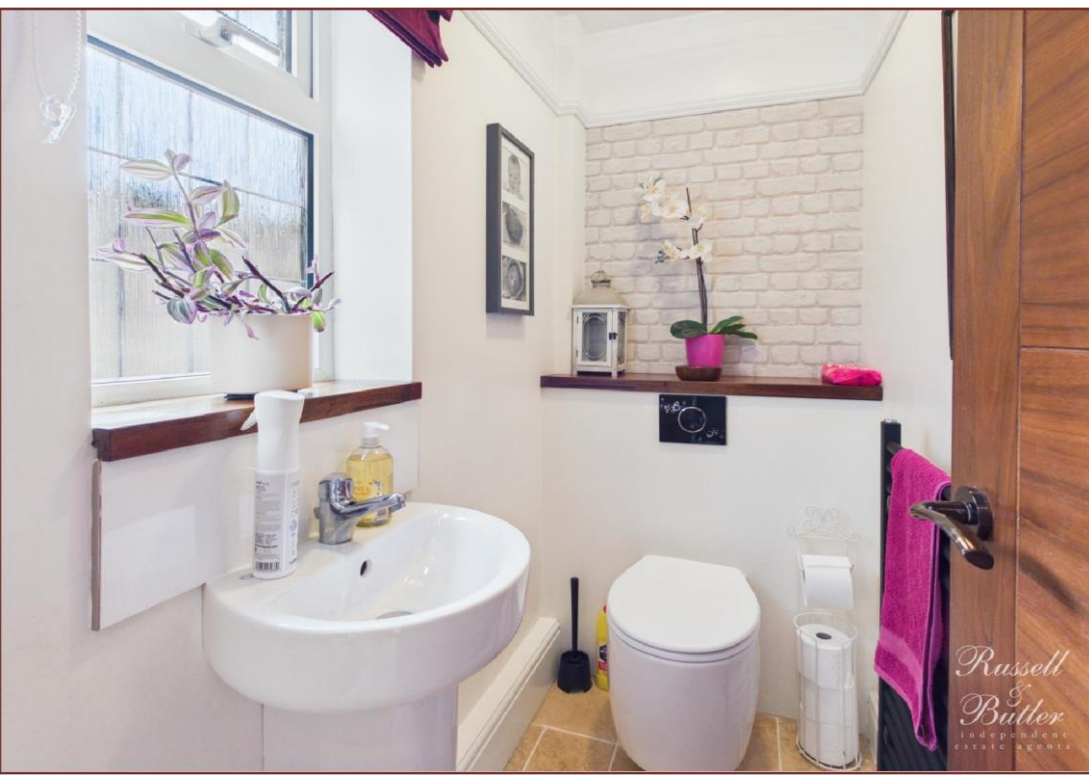
Parking: Driveway parking.

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

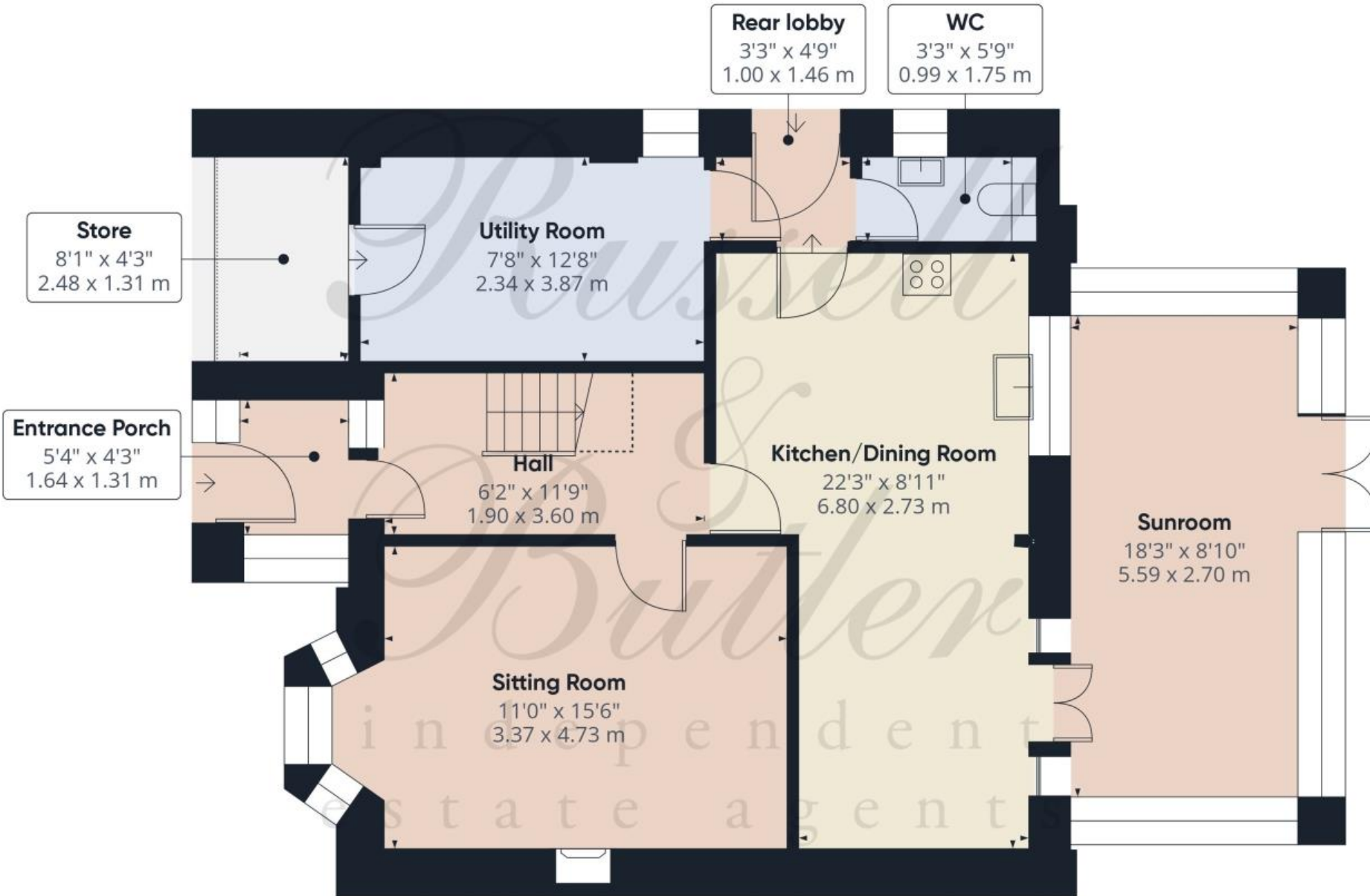
Mortgage Advice
If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume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











Approximate total area⁽¹⁾

856 ft²

79.4 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

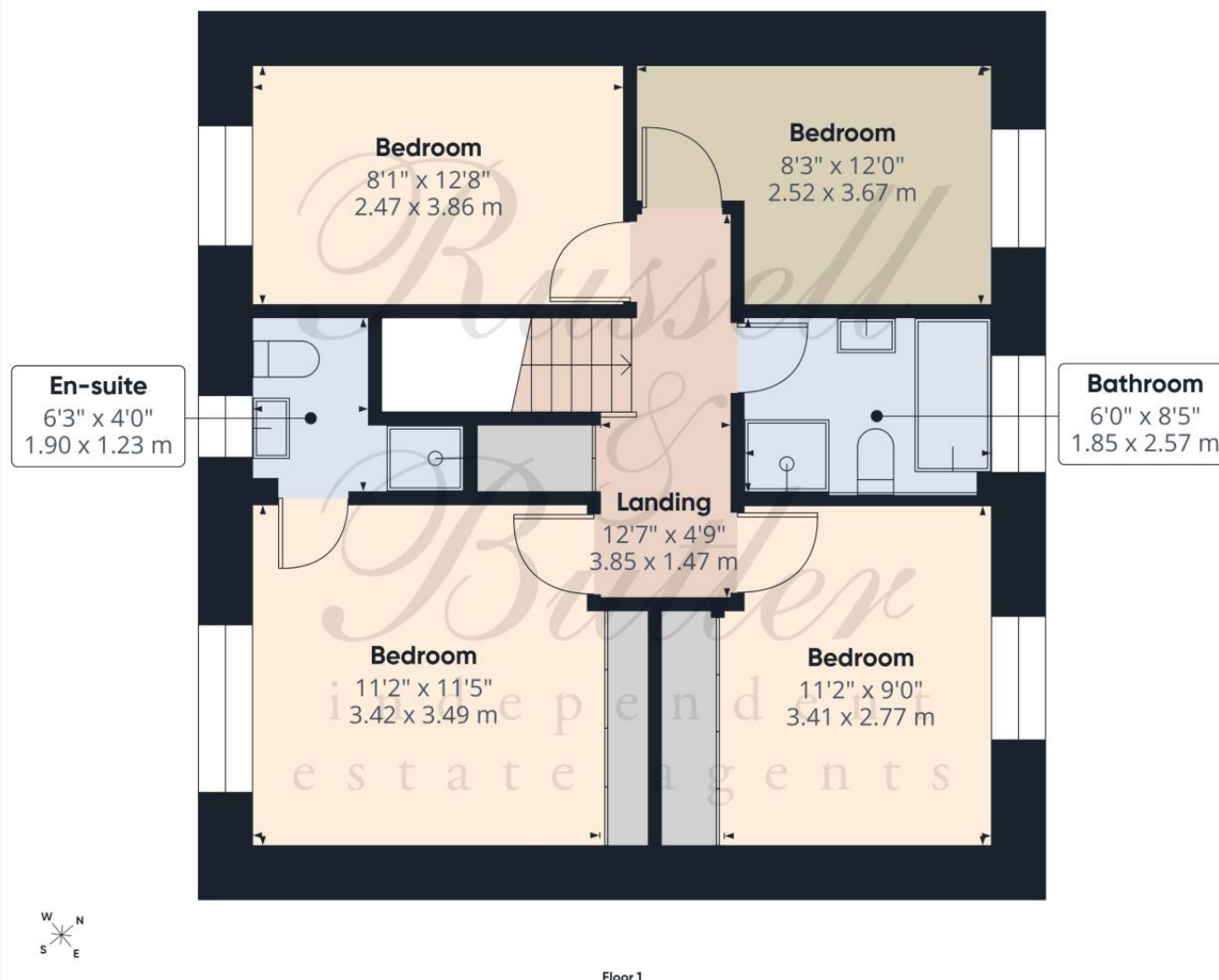
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Approximate total area⁽¹⁾
596 ft²
55.4 m²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

