

Russell & Butler

independent estate agents

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OPEN 7 DAYS A WEEK

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& Butler*

Springfields Close, Padbury, MK18 2AG

Asking Price £375,000.00

A fabulous four bedroom semi detached house situated in this sought after village location. The property has been extended to incorporate a larger kitchen, with utility store and cloakroom, whilst also creating a master bedroom with good size En-suite bathroom. Further benefits include gas to radiator central heating, UPVC double glazing and off road parking for at least three cars. The accommodation comprises: Entrance hall, sitting/dining room, kitchen, utility store, cloakroom, bedroom one with en-suite bathroom, three further bedrooms, family shower room and garden to rear. Council Tax Band C. Energy rating C.



Entrance

Composite entrance door to;

Entrance Hall

Providing access to accommodation with stairs rising to first floor, radiator, ceramic tiled floor.

Lounge/Diner 25' 6" X 11' 4" (7.78m X 3.47m)

Vertical radiator, UPVC double glazed French doors to rear garden, UPVC double glazed sliding patio doors to side & UPVC double glazed window to rear aspect.

Kitchen 14' 11" X 9' 6" (4.57m X 2.91m)

Fitted to comprise inset single drainer stainless steel sink unit with mono-bloc mixer tap, cupboard under, a further range of wall, drawer & base level units with work tops over, ceramic tiling to splash areas, pantry cupboard, inset LED down lighters. Integrated fridge/freezer & dishwasher, electric range cooker with five zone hob, ovens & grill under, radiator, two UPVC double glazed windows to front aspect.

Utility

Space & plumbing for washing machine, extractor fan, inset LED down-lighters, store cupboard, door leading to cloakroom; white suite of wash hand basin with cupboard under, low level W.C, ceramic tiling to splash areas, ladder towel rail, extractor fan, UPVC double glazed window to side aspect.

First Floor Landing

Access to loft space with boarding, light and ladder. Linen cupboard with shelving.

Bedroom One 15' 1" X 8' 9" (4.62m X 2.69m)

Large free standing wardrobes. Radiator, UPVC double glazed window to rear aspect.

En-Suite 8' 8" X 5' 7" (2.66m X 1.72m)

White suite of panel bath with shower over, wash hand basin with cupboard under, low flush W.C, ladder towel rail, full ceramic tiling to all walls, UPVC double glazed window to front aspect. Access to loft space.

Bedroom Two 9' 10" X 7' 11" (3.01m X 2.43m)

Radiator, UPVC double glazed window to rear aspect.

Bedroom Three 8' 11" X 7' 11" (2.72m X 2.43m)

Radiator, UPVC double glazed window to front aspect.

Bedroom Four 7' 5" X 6' 7" (2.28m X 2.01m)

Radiator, UPVC double glazed window to rear aspect.

Shower Room 6' 5" X 5' 7" (1.98m X 1.72m)

White suite of walk in shower, pedestal wash hand basin, low flush W.C, ceramic tiling to splash areas, radiator, UPVC double glazed window to front aspect.

Front Garden

Fully bloc-paved providing parking for at least three cars, cupboard housing "Ideal" gas fired combi-boiler supplying both central heating & domestic hot water, bin store, outside tap, outside light, gated side access with outside tap leading to;

Rear Garden

Laid in part to lawn, flower & shrub bed with shingle surround, bloc paved patio, two storage sheds with power & light connected.

Please Note

Council tax band C.

EPC rating C.

Parking: Driveway.

Construction type: Brick & timber frame

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas heating.

BROADBAND/MOBILE COVERAGE: Standard, Superfast & Ultrafast broadband available. Offering highest speeds of 8000Mbps 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).

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 Please contact us for further information.



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Approximate total area⁽¹⁾

532.06 ft²

49.43 m²

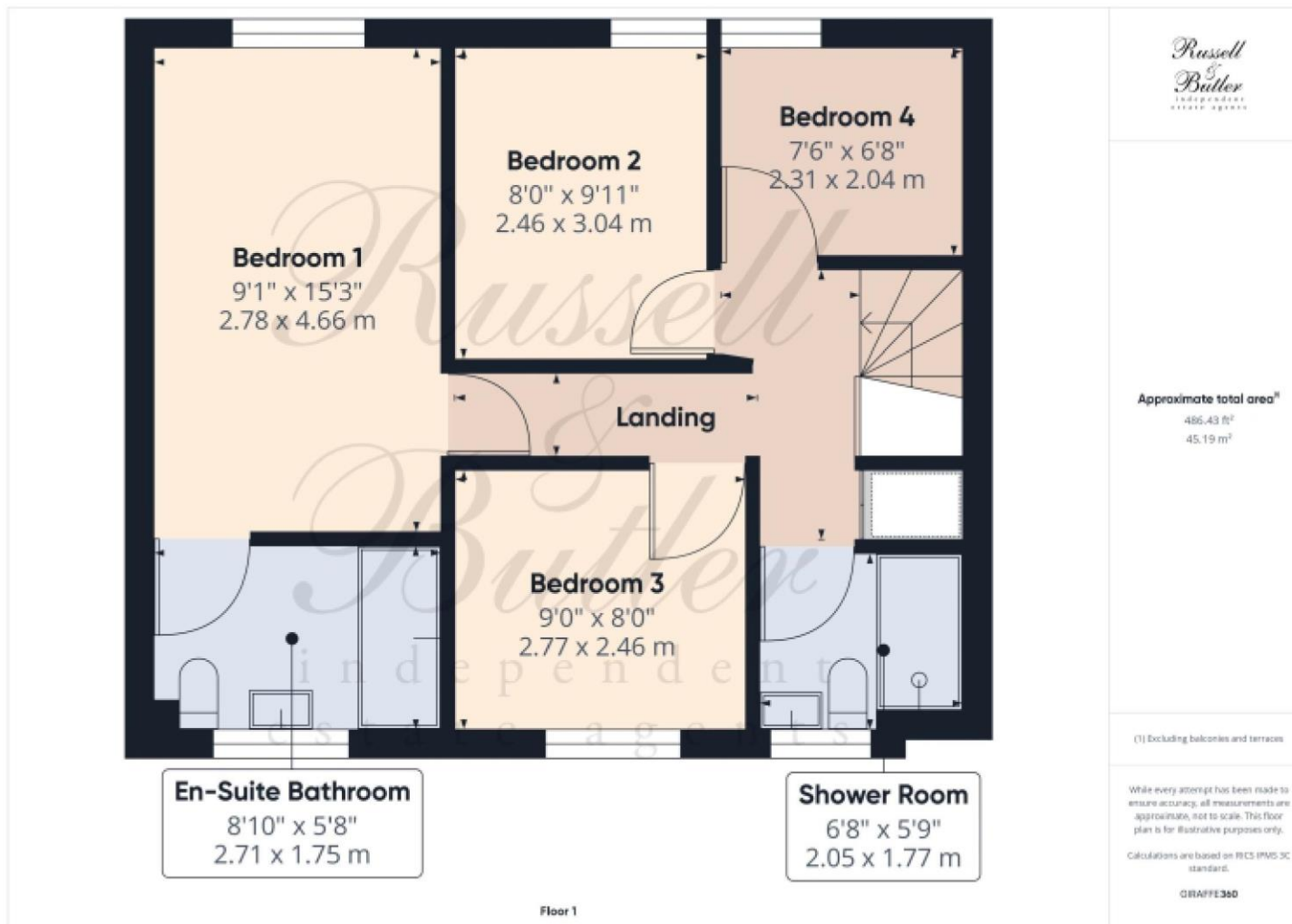
(1) Excluding balconies and terraces

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 are based on BICs IPMS 3C standard.

GIRAFFE350

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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