

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

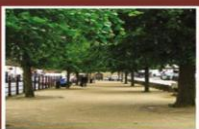
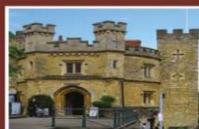
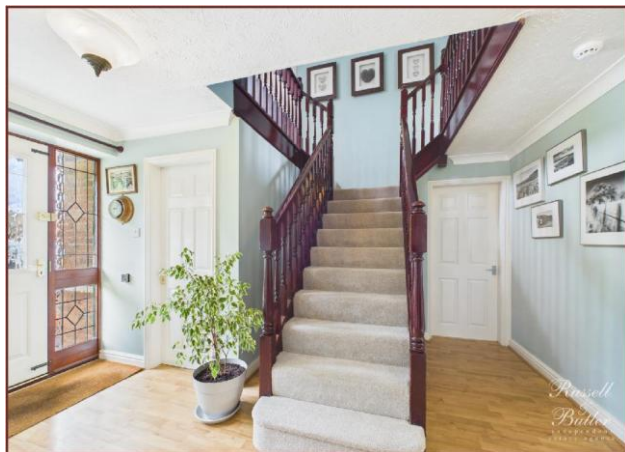
OPEN 7 DAYS A WEEK

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Mallard Drive, Buckingham, MK18 1GJ Asking Price £750,000 Freehold

A five-bedroom detached family home situated on the popular and desirable Tudor Meadows development which is within easy and close walking distance of Buckingham's town centre and Bourton Park with river walks. The property benefits further from being in catchment and walking distance to both Buckingham Secondary and The Royal Latin Grammar Schools. The accommodation over two floors comprises: reception all, ground floor cloakroom, dual aspect sitting room with feature hole in the wall fireplace, dining/family room with doors leading into generous size the conservatory, re-fitted kitchen/diner with central island also leading into the conservatory and a separate utility room. On the first floor; galleried landing with split staircase, master bedroom with a range of built in wardrobes and an en-suite shower room, guest bedroom with built in wardrobes and a re-fitted en-suite shower room, three further bedrooms all benefitting from built in wardrobes, and a re-fitted four-piece family bathroom. There are open plan gardens to the front and a triple width driveway leading to the integral garage. Fully enclosed south/east facing landscaped gardens to the rear. EPC rating C. Council tax band F. Viewing recommended.



Entrance

Entrance porch with part glazed entrance door to:

Reception Hall

Providing access to accommodation, stairs rising to first floor, radiator, wood laminate flooring, coving to ceiling, part glazed double doors to both the sitting room and dining/family rooms.

Ground Floor Cloakroom

White suite of low-level W/C, wall mounted wash hand basin, ceramic tiling to splash areas, radiator, Upvc leaded light effect double glazed window to front aspect.

Sitting Room

24' 8" X 11' 10" (7.53m X 3.62m)

A dual aspect sitting room with Upvc leaded light double glazed window to front aspect with window seat, Upvc double glazed sliding doors to rear garden, feature hole in the wall remote control gas fire as fitted, two radiators, coving to ceiling.

Dining/Family Room

10' 4" X 10' 4" (3.16m X 3.16m)

Coving to ceiling, radiator, air conditioning unit, Upvc double glazed sliding doors to the conservatory

Conservatory

19' 0" X 9' 6" (5.81m X 2.90m)

Upvc double glazed with French doors leading onto the patio and rear garden.

Kitchen/Diner

16' 0" X 12' 11" (4.90m X 3.96m)

A lovely light and spacious kitchen/dining/family room with a range of wall, base and drawer units with work tops over, central island with storage under, breakfast bar and pop-up sockets. Inset 1¼ unit with mono bloc mixer taps, complimentary ceramic tiling to water sensitive areas, inset down lighters, integrated dish washer, built in microwave, cupboard housing for double width American style fridge/freezer, space for range cooker, door to utility room.

Upvc double glazed door to side aspect. Upvc double glazed window overlooking the rear garden. Upvc double glazed French doors leading to the conservatory

Utility Room

8' 0" X 7' 8" (2.44m X 2.36m)

Fitted to comprise inset stainless steel sink unit with cupboard under, worktops over, space and plumbing for washing machine, space for tumble dryer. Wall mounted gas fired boiler serving both domestic hot water and radiator central heating, door to garage.

First Floor Landing

A lovely galleried landing with split staircase, Upvc double glazed leaded light window to front aspect, radiator, coving to ceiling. Double width airing cupboard housing hot water tank, linen shelving as fitted. Access to part boarded loft space with a ladder and light.

Master Bedroom

13' 6" X 12' 8" (4.14m X 3.88m)

Having the benefit of a range of 3 double width built in wardrobes with hanging rails and shelving as fitted, radiator, two Upvc double glazed leaded light windows to front aspect. Door to:

En-Suite Shower Room

White suite of fully tiled shower cubicle with shower as fitted, low level W/C, pedestal wash hand basin, half height ceramic tiling to walls, extractor fan, radiator, light and shaver point, Upvc double glazed leaded light window to front aspect.

Guest Bedroom

14' 4" X 11' 6" (4.39m X 3.53m)

A range of built in wardrobes, radiator, Upvc double glazed window to rear aspect, door to:

En- Suite Shower Room

Re-fitted to comprise fully tiled shower cubicle with shower as fitted, low level W/C, wash hand basin, cupboards under, chrome ladder/towel rail, ceramic tiling to walls, Upvc double glazed window to rear aspect, extractor fan.

Bedroom Three

13' 6" X 8' 7" (4.12m X 2.64m)

Radiator, Upvc double glazed leaded light effect window to front aspect, a range of built in wardrobes with hanging rails and shelving as fitted.

Bedroom Four

11' 10" X 8' 10" (3.62m X 2.71m)

Two built in double width wardrobes, radiator, Upvc double glazed window to rear aspect.

Bedroom Five

8' 9" X 8' 0" (2.68m X 2.44m)

Upvc double glazed leaded light effect window to front aspect, radiator, built in wardrobes.

Family Bathroom

7' 4" X 6' 3" (2.24m X 1.91m)

Re-fitted white suite to comprise separate shower cubicle with shower as fitted, panel bath, wash and basin, low level W/C concealed cistern, complimentary ceramic tiling to all walls, chrome ladder heater/towel rail, Upvc double glazed window to rear aspect.

Front Aspect

Open plan front garden with lawn area, established planting, block paved and gravel triple width driveway, gated side access to rear garden

Garage

18' 6" X 17' 0" (5.64m X 5.20m)

5.64m x 5.2m Max, 2.55m Min.

Twin up and over doors, power and light connected, integral door to utility room.

Rear Garden

A fully enclosed landscaped rear garden, laid mainly to lawn with a large patio/entertaining area, vegetable boxes, established trees, flower and shrub beds and borders, large bark play area, outside tap, enclosed by panel fencing.

Please Note

Council Tax Band: F

EPC Rating: C

Boiler approx. 3 years old and on an annual service contract.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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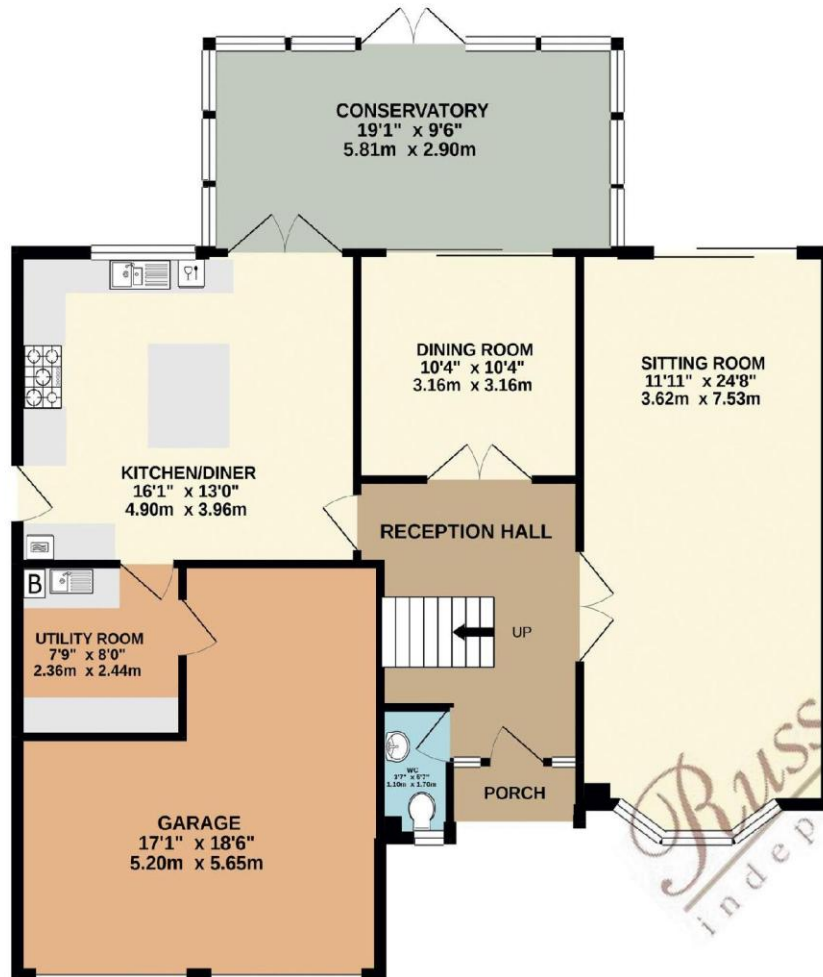




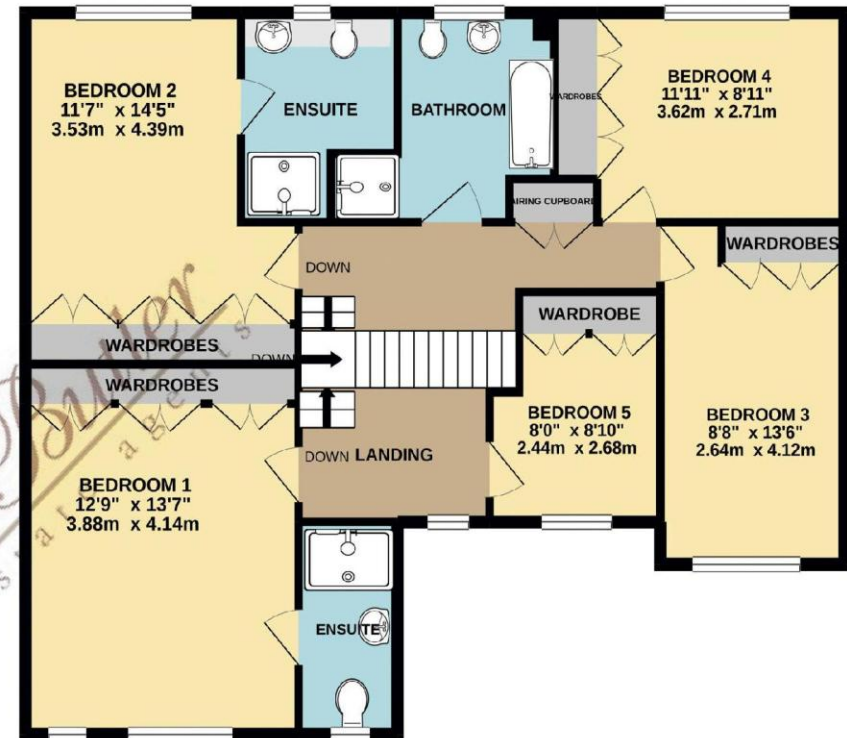
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GROUND FLOOR
1276 sq.ft. (118.6 sq.m.) approx.



1ST FLOOR
1069 sq.ft. (99.3 sq.m.) approx.



TOTAL FLOOR AREA : 2345 sq.ft. (217.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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