

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

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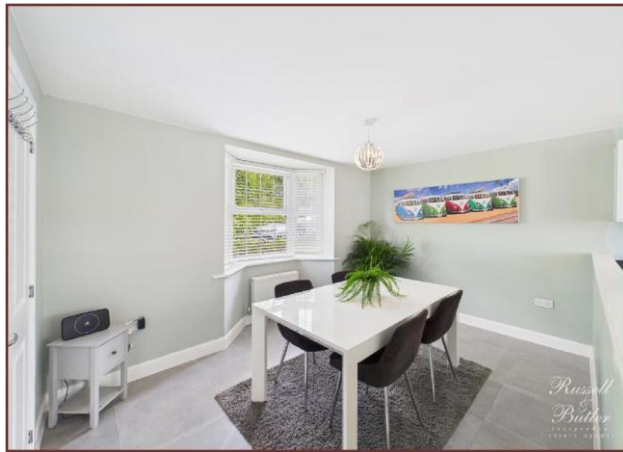


Rosemary Close, Buckingham, MK18 7RY

Asking Price £548,000.00 Freehold

Favourably positioned on a 'no through road' on the sought after Lace Hill development, this spacious and well-presented four double bedroom family home overlooking a peaceful bridle path. The accommodation is laid out over two floors and comprises: reception hall, cloakroom, home office/study, a light and airy sitting room with patio doors to the west facing rear garden, kitchen/diner with bay window and integrated appliances and a separate utility room. On the first floor, master bedroom with a range of built in wardrobes and en-suite shower room, three further double bedrooms and the four piece family bathroom. There is a double length driveway providing off road parking and leading to the detached single garage, part enclosed garden to the front and fully enclosed west facing garden to the rear.

EPC rating B. Council tax band F.



Reception Hall

13' 0" X 8' 1" (3.97m X 2.47m)

Providing access to accommodation, double width cloaks cupboard, stairs rising to first floor, ceramic tiled flooring.

Cloakroom

White suite of low-level W/C, pedestal wash hand basin, half height ceramic tiling, ceramic tiled flooring, Upvc double glazed window to side aspect, radiator.

Office/Study

9' 3" X 7' 8" (2.82m X 2.36m)

Upvc double glazed window to front aspect, radiator.

Sitting Room

16' 0" X 11' 8" (4.89m X 3.56m)

A dual aspect sitting room with two UPVC double glazed windows to side and rear aspects, Upvc double glazed patio doors to the garden, two radiators.

Kitchen/Diner

20' 2" X 12' 9" (6.16m X 3.90m)

A lovely front to back family kitchen/dining room.

Kitchen

A modern fitted kitchen comprising inset stainless steel sink unit with mono bloc mixer taps, cupboard under, a further range of wall/drawer and base units with work tops over, co-ordinating upstands. Integrated fridge/freezer, integrated dish washer, 5 burner gas hob with extractor hood over, built in electric oven and grill, ceramic tiled flooring, radiator, Upvc double glazed window to rear aspect, Cupboard housing gas fired boiler serving both domestic hot water and radiator central heating. Inset downlighters and under counter lighting.

Dining Area

With feature bay window to the front overlooking the bridle path, ceramic tiled flooring, radiator.

Utility

7' 0" X 5' 6" (2.15m X 1.70m)

With space and plumbing for washing machine, space for tumble dryer, storage cupboards with worktops over, tiled flooring, part glazed door to rear garden.

First Floor Landing

Access to loft space. Airing cupboard housing hot water tank, radiator.

Bedroom One

9' 5" X 11' 9" (2.88m X 3.60m)

Measurements exclude the dressing area.

Dressing area with a range of built in wardrobes with hanging rails and shelving as fitted, two Upvc double glazed windows to side aspects, radiator, door to ensuite:

En-Suite

7' 1" X 4' 8" (2.17m X 1.43m)

White suite of fully tiled double width shower cubicle with glazed screen, low level W/C, pedestal wash hand basin, extractor fan, ladder/heater towel rail. Upvc double glazed window to side aspect.

Bedroom Two

17' 2" X 9' 3" (5.24m X 2.82m)

Two UPVC double glazed windows to front aspect overlooking the bridal path, radiator, built in storage cupboard.

Bedroom Three

10' 8" X 9' 5" (3.26m X 2.88m)

Upvc double glazed window to rear aspect, radiator.

Bedroom Four

14' 4" X 7' 11" (4.39m X 2.43m)

Upvc double glazed window to front aspect overlooking the bridle path, radiator, built in over stair cupboard.

Family Bathroom

6' 5" X 9' 5" (1.96m X 2.88m)

Four-piece white suite of panel bath with central mixer taps, separate fully tiled width and a half shower cubicle with glazed screen, pedestal wash hand basin, low level W/C. Ceramic tiling to walls, ladder/heater towel rail. Upvc double glazed window to rear aspect.

Rear Garden

Fully enclosed by retaining brick walling panel fencing and laid mainly to lawn with paved patio area, timber shed, outside tap, gated rear access to parking.

Single Garage and Driveway

17' 1" X 9' 1" (5.23m X 2.79m)

With up and over door, light and power connected. Double length tarmac driveway for several vehicles.

Front Garden

The property faces directly opposite a quiet and attractive bridle path, and the front garden is part enclosed by box hedging with pathway leading to property entrance.

Please Note

EPC Rating: B. Council Tax Band: F.

Construction type: Standard.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Management company Neil Douglas, annual charge approx. £350 per annum

Heating: Gas fired boiler supplying both domestic hot water and radiator central heating. BROADBAND/MOBILE COVERAGE: Standard, Superfast and Ultra fast 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: Double length driveway parking, single garage and on street.

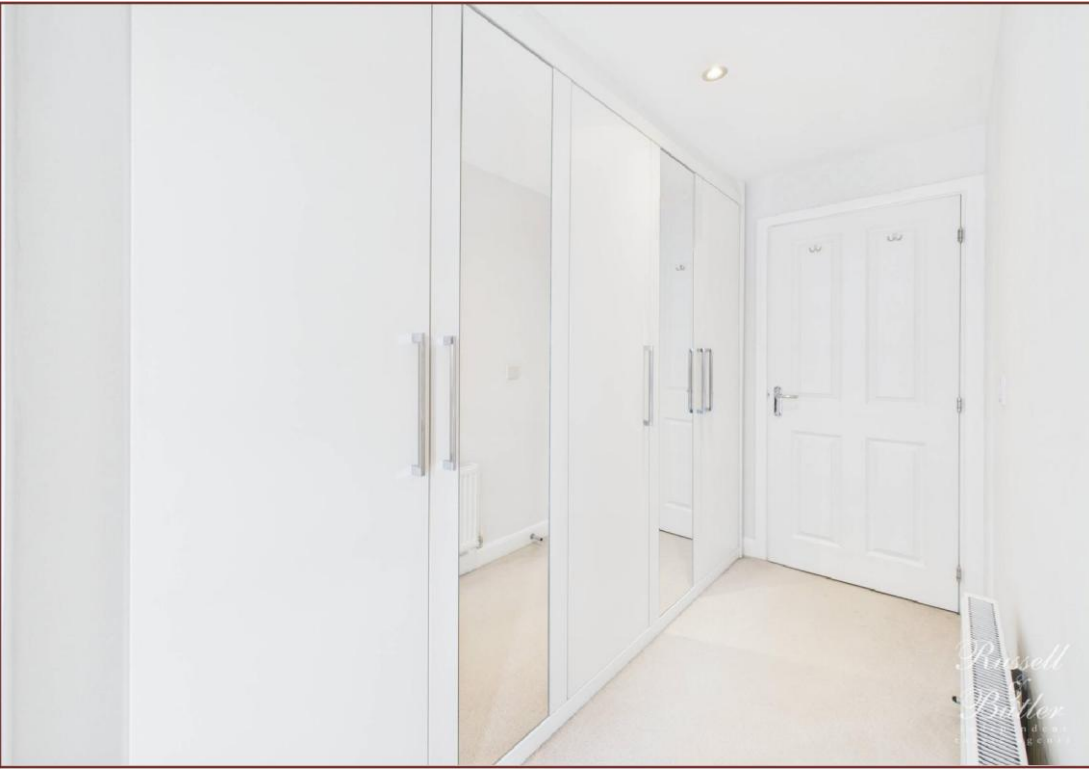
Measurements on floor plan are approximate due to amongst other things wall thickness etc. These are therefore not to be

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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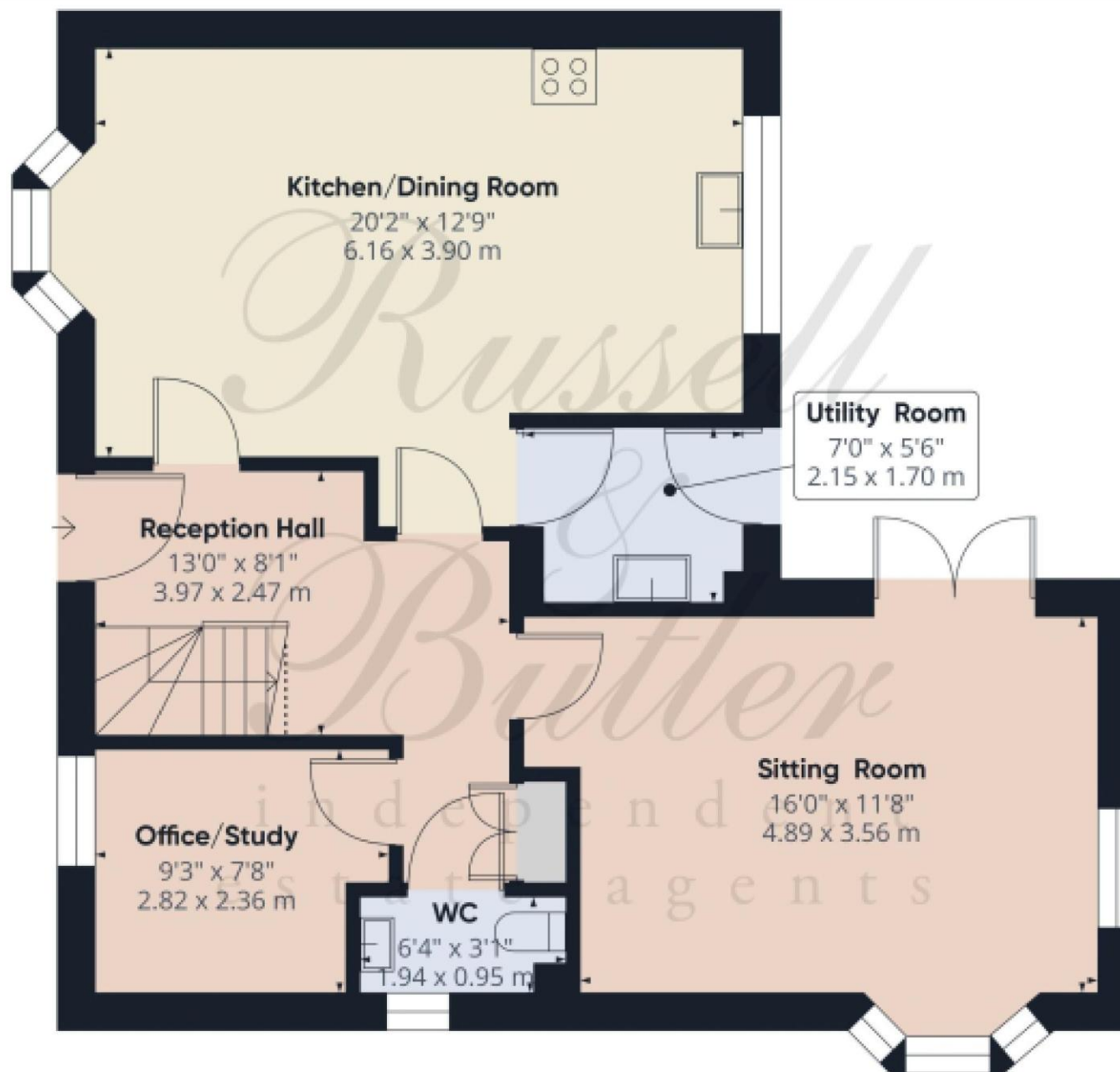






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Approximate total area⁽¹⁾

728 ft²
67.7 m²

Reduced headroom

9 ft²
0.8 m²

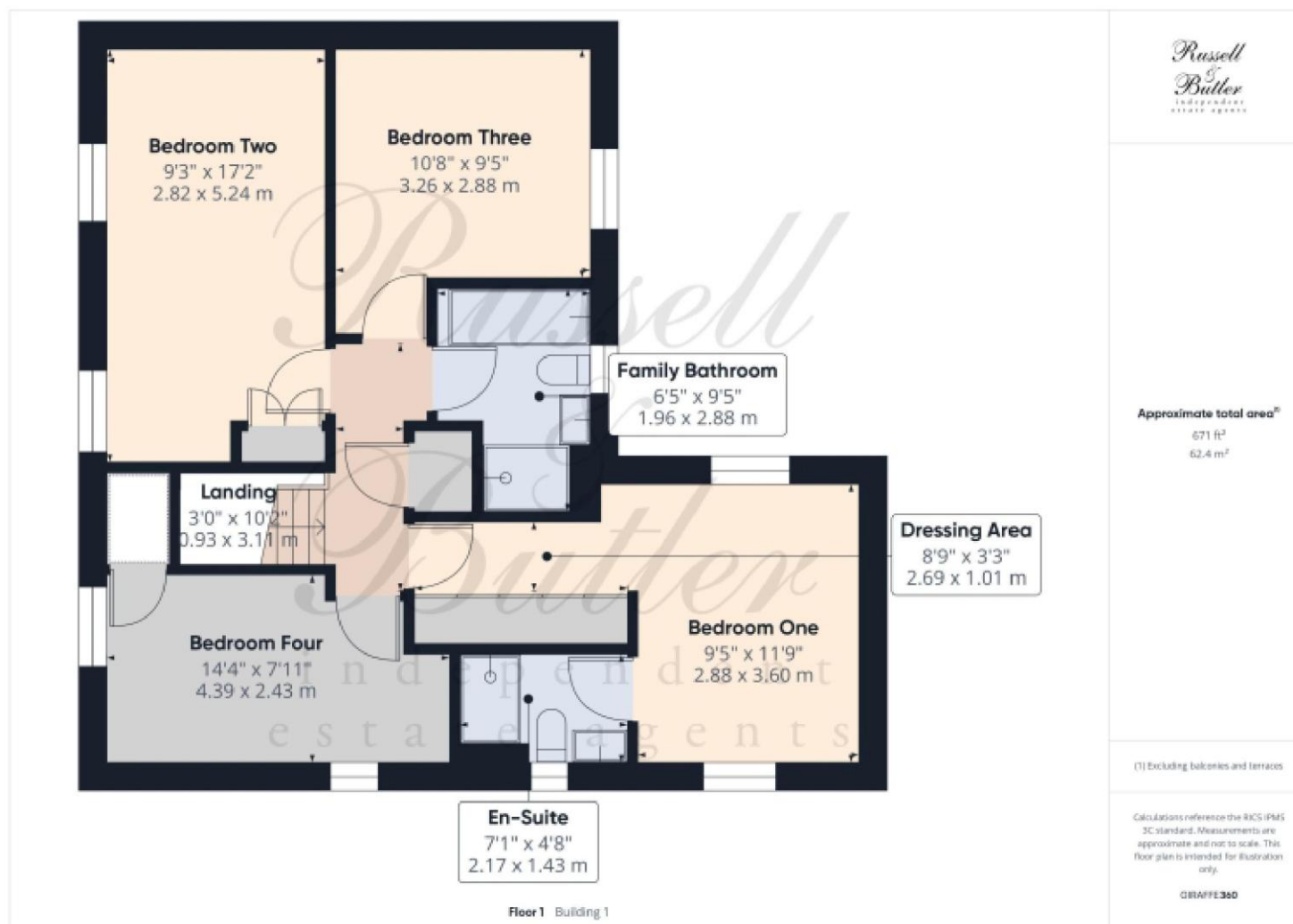
(1) Excluding balconies and terraces

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.

GBRAPP350



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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