



SIERRA DRIVE, BERRYFIELDS, AYLESBURY

£575,000
FREEHOLD

This spacious five bedroom, double-fronted detached house is located in the popular Berryfields development, offering stunning countryside views. Set over three floors, it features multiple reception rooms, a cloakroom and a large kitchen/diner. The property includes five well-proportioned bedrooms, three bathrooms, a garage and a driveway. Additionally, there is a beautifully landscaped garden, making this home perfect for family living.



SIERRA DRIVE

• BERRYFIELDS • FIVE BEDROOM DETACHED HOUSE • DOUBLE FRONTED • GARAGE AND DRIVEWAY PARKING • FANTASTIC COUNTRYSIDE VIEWS • SET OVER THREE FLOORS • DOWNSTAIRS STUDY AND CLOAKROOM • THREE BATHROOMS • LANDSCAPED REAR GARDEN • MODERN KITCHEN/DINER



LOCATION

Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside. The development benefits from good transport links by road towards Bicester/M40 and back to the town centre. The development is home to Aylesbury Parkway Station which offers mainline services into London Marylebone in just under an hour. There is a parade of shops and a Miller and Carter restaurant on the development as well as a secondary school and two primary schools, Berryfields C Of E Primary and Green Ridge Primary Academy.

ACCOMMODATION

This stunning five bedroom detached house offers spacious and flexible accommodation, perfect for modern family living. Located in a popular area, the property boasts a well designed layout across three floors.

On the ground floor, you are greeted by a study, ideal for working from home or as a quiet retreat. A convenient cloakroom adds to the practicality of this level. The dual aspect living room is light and airy, providing a comfortable space for relaxing or entertaining. The kitchen/diner is a real highlight, featuring integrated appliances and ample space for a large dining table.

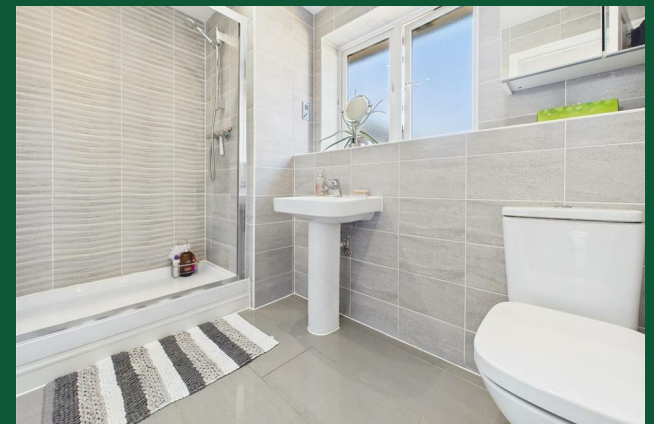
The first floor features three generously sized bedrooms, including a master bedroom with a private en suite bathroom. A family bathroom serves the remaining two bedrooms, offering both convenience and comfort.

The second floor comprises two further bedrooms, perfect for older children or guests, along with a bathroom to serve these rooms.

Outside, the beautifully landscaped rear garden offers a tranquil space for outdoor enjoyment, with access to the garage. The garage provides additional storage space, while the double-width driveway ensures plenty of off-road parking for multiple vehicles.

This property combines stylish design, spacious interiors, and a desirable location, making it the perfect family home.

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ADDITIONAL INFORMATION

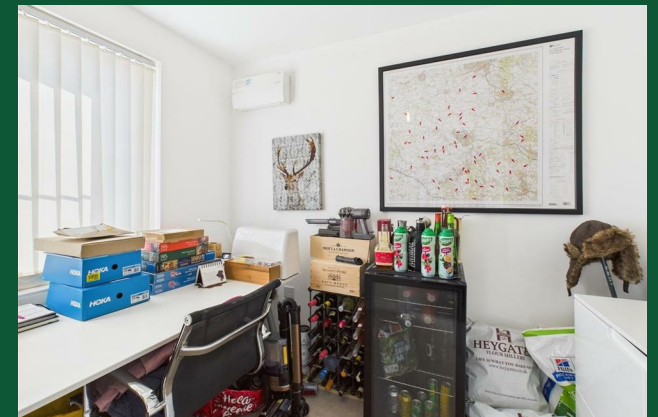
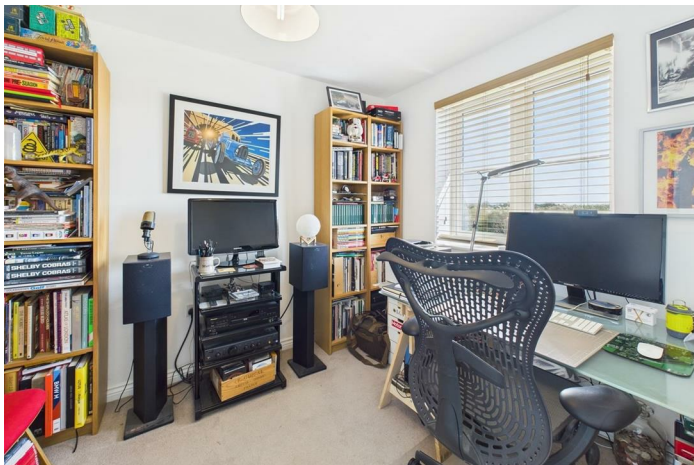
Local Authority – Buckinghamshire

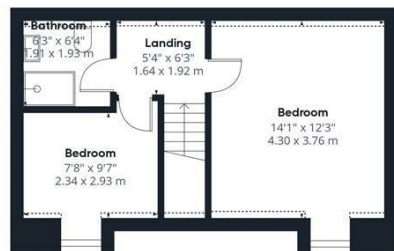
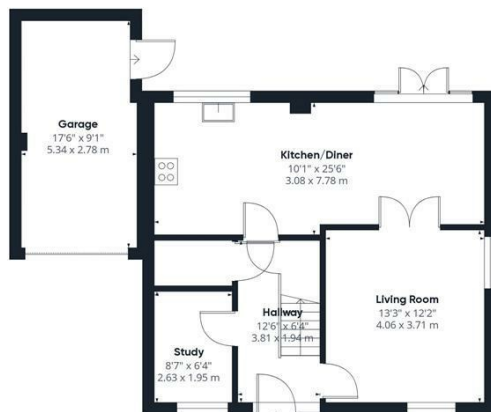
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1603.84 sq ft

Tenure – Freehold



Approximate total area^(a)

1626.43 ft

Reduced headroom

15 ft²1.4 m²

(1) Excluding balconies and terraces

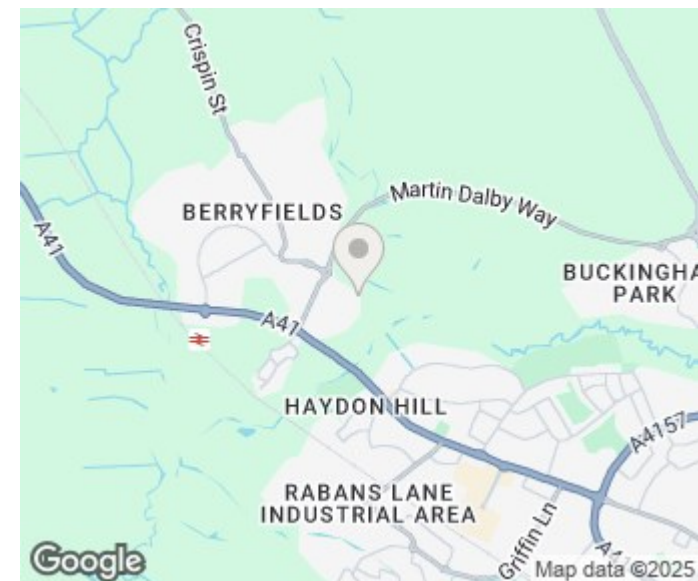
Reduced headroom


..... Below 5 ft/1.5 m

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 RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		84	93
England & Wales		EU Directive 2002/91/EC 	

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