



Layco

Your Property, Your Service



Bideford Green

Linslade Leighton Buzzard

- Walking Distance Of The Train Station
- Stone`s Throw From Local Shop
- Plenty Of Green Space And Parkland Nearby
- Brand New Home With 10 Year Build Zone Warranty
- Open Plan Kitchen With Bi-Fold Doors
- Lounge With Views Over Green

Price £490,000 Subject To Contract

24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG
Tel: 01296 791960 / 01525 307600 | Email: Sales@laycoproperties.co.uk
<https://www.laycoproperties.co.uk>



Layco Properties proudly presents this spacious four bedroom detached family home with three reception areas including a stunning open plan kitchen/dining/family room with bi-fold doors out to a much larger than average garden.

This brand new home, complete with 10 year build zone warranty is situated within walking distance of schools, shops, train station and parkland creating a superb location for a family. The property is built to a high standard with additional benefits including under floor heating on the ground floor, dressing area and ensuite to the main bedroom plus a juliet balcony to the living room overlooking a large green.

An internal viewing is highly recommend to fully appreciate the vast space and build quality of this home.

Accommodation:

Entrance hall: The porch opens through to a generous hallway with windows to the side aspect and stairs to the first floor. There is an under stairs storage cupboard housing the combi boiler and a separate storage cupboard with plumbing for a washing machine.

Study: An ideal area for anyone working from home, with window to the front aspect and wiring in place for an external car charging port.

Cloakroom: Fitted with a suite comprising WC and hand basin with storage beneath. Window to the side aspect.

Kitchen/dining/family room: This space is the real hub of the home, perfect for entertaining and allowing natural light to pour in via the sky lights and bi-fold doors. The kitchen area is fitted with a range of wall and floor mounted units with worktops above, sink unit and integrated appliances including a fridge/freezer, dishwasher, oven and electric hob with extractor above. This open plan living space opens directly on to a patio area and generous garden.

Lounge: A first floor living room with double glazed doors opening out to a juliet balcony overlooking a large green.

Bathroom: Fitted with a brand new suite comprising; WC, hand basin with storage beneath and a bath with shower above. There is a heated towel radiator and window to the side aspect.

Bedroom two: A spacious double bedroom with recess ideal for wardrobe and two windows overlooking the rear garden.

Utility/store cupboard: On the second floor is a flexible large store room with plumbing ideal for someone to create a utility area.

Bedroom three: A bedroom with window to the front aspect overlooking a large green.

Bedroom four: A bedroom with window to the front aspect overlooking a large green.

Bedroom one: An excellent master suite with bedroom space open through to a dressing area. There are two windows to the rear aspect and door to an ensuite.

Ensuite: Fitted with a WC, hand basin with storage beneath, shower cubicle, heated towel radiator and a mirror with lighting.

Frontage: With off road parking for multiple cars and access to the rear garden via both sides of the property.

Rear garden: A very generous garden mostly laid to lawn and enclosed via a combination of brick wall and fencing. There is a patio area suitable for table and chairs and an outside tap.

General: Freehold, Central Bedfordshire Council, Tax band: E, EPC: B, Southcott Management charges apply - circa £110 per annum.



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