



Connells

Paradise Orchard
Aylesbury



Property Description

CONNELLS are delighted to welcome to the market this spacious and well-presented four bedroom detached family home situated in the ever popular Berryfields development within walking distance to train station.

This wonderful property comprises of:

Entrance hall with upgraded tiling underfoot, three ground floor reception rooms with one being used as spare bedroom / study another as a play room and the third as a well appointment family lounge, all with access to a bright and airy larger than average kitchen / diner with modern integrated appliances all with access to a ground floor cloakroom.

To the first floor you will find four great sized bedrooms with modern fitted en-suites to both principle and master bedroom and all with access to a modern fitted family bathroom, the property also benefits from a large fully boarded loft with ladder access.

At the front of the property is a wonderfully presented property offering ideal curb appeal and access to the rear to the low maintenance extended garden and rear driveway leading to garage.

Entrance Hall

Door to front, radiator, tiled flooring.

Cloakroom

Fitted suite comprising low level wc, wash hand basin, radiator, tiled flooring, tiling to splashback areas.

Study

14' max x 9' 7" max (4.27m max x 2.92m max)

Double glazed window to front aspect, radiator, carpet.

Lounge

14' 10" max x 13' 7" max (4.52m max x 4.14m max)

Double glazed French doors to rear aspect, radiator, laminate flooring.

Dining Room/playroom

11' 3" max x 9' 8" max (3.43m max x 2.95m max)

Double glazed window to front aspect, radiator, carpet.

Kitchen

16' 6" max x 9' 8" max (5.03m max x 2.95m max)

Fitted kitchen comprising wall and base units, work surfaces, radiator, integrated dishwasher, fridge/freezer, gas hob and electric oven, sink with drainer, tiled flooring, double glazed French doors to rear.

Bedroom One

14' 1" max x 14' max (4.29m max x 4.27m)

max)

Double glazed window to rear aspect, radiator, carpet.

Ensuite

Fitted suite comprising low level wc, wash hand basin, shower cubicle, extractor fan, radiator, laminate flooring, double glazed window to rear aspect.

Bedroom Two

13' max x 11' 4" max (3.96m max x 3.45m max)

Double glazed window to front aspect, radiator, carpet.

Ensuite

Fitted suite comprising low level wc, wash hand basin, shower cubicle, laminate flooring, double glazed window to front aspect.

Bedroom Three

9' 11" max x 9' 5" max (3.02m max x 2.87m max)

Double glazed window to rear aspect, radiator, carpet.

Bedroom Four

9' 11" max x 8' 10" max (3.02m max x 2.69m max)

Double glazed window to front aspect, radiator, carpet.

Bathroom

Fitted suite comprising low level wc, wash hand basin, bath with mixer taps, tiling to

splashback areas, radiator, extractor fan, vinyl flooring.

Outside

Front Garden

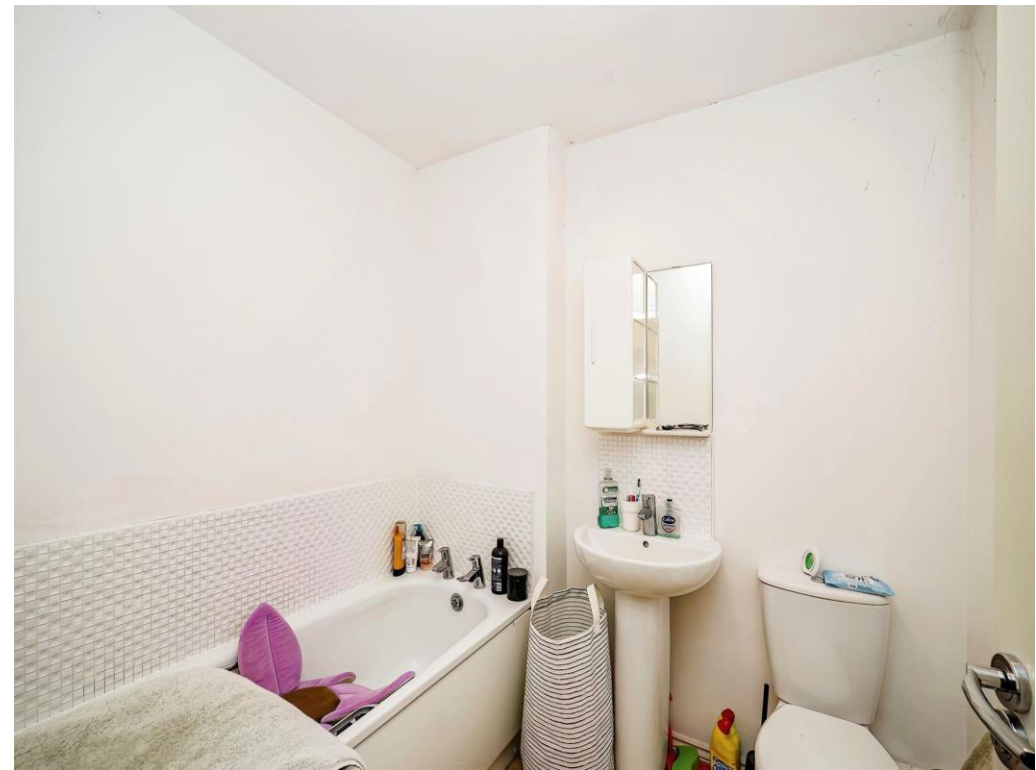
Path leading to front door, surrounding hedges.

Rear Garden

The rear garden has surrounding block paved pathways, shingle areas, centre laid artificial lawn, side tarmac driveway.

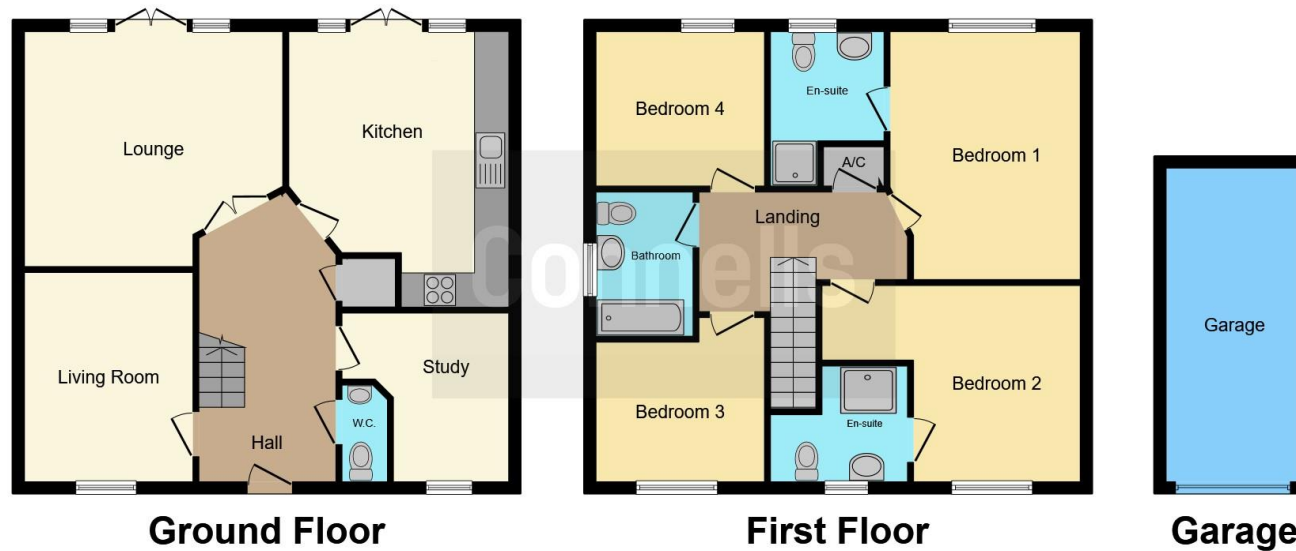
Garage

Garage with up and over door with driveway parking.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/ALS311231

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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