



**Connells**

Curtiss Lane  
Weston Turville Aylesbury



### Property Description

Connells are delighted to present to the market this stunning and impeccably designed four-bedroom detached family home, located in the prestigious Aston Reach development on the sought-after south side of Aylesbury. This exceptional residence offers an impressive blend of modern luxury, elegance, and functionality, boasting numerous bespoke upgrades and premium finishes throughout.

Among its standout features is a high-specification rear garden with a custom-built entertainment bar and snug area, perfect for hosting memorable family gatherings. The property also benefits from a larger-than-average carport and a beautifully landscaped garden, designed to an impeccable standard.

The accommodation comprises the following:

- o A striking facade with excellent curb appeal, leading into an inviting entrance hall.
- o A generously proportioned ground-floor cloakroom and a meticulously designed, modern fitted kitchen/breakfast/dining room equipped with integrated, top-of-the-line appliances.

The first floor features four spacious and immaculately presented double bedrooms, including a luxurious principal suite complete with a private en-suite. The remaining bedrooms share access to a high-specification, contemporary family bathroom.

To the rear, the property offers a multiple-vehicle driveway with additional overhead carport coverage and potential for loft-style storage. The piece de resistance is the bespoke garden, a one-of-a-kind outdoor sanctuary separate heaters.

### Entrance Hall

Door to front. Karndean flooring. Radiator

### Cloakroom

WC, wash hand basin. Partly tiled. Tiling underfoot. Radiator.

### Lounge

11' max x 20' max ( 3.35m max x 6.10m max )  
Window to front and French doors to rear. Karndean flooring. 2 radiators.

### Kitchen / Diner

12' max x 20' max ( 3.66m max x 6.10m max )  
Window to front. 2 windows to the side. Centre island. Wall and base units. Gas hob, electric oven. Integral dishwasher, washing machined, fridge/freezer. Karndean flooring.

### Utility Room

7' max x 4' 8" max ( 2.13m max x 1.42m max )  
Wall and base units. Karndean flooring. Radiator.

### Landing

Carpet, airing cupboard, loft hatch.

### Bedroom One

12' max x 10' max ( 3.66m max x 3.05m max )  
Window to side. Carpet. Radiator. 2 built in wardrobes.

### Ensuite

WC, wash hand basin, towel rail, part tiling. Tiling underfoot. Shower cubicle.

### Bedroom Two

12' max x 9' 8" max ( 3.66m max x 2.95m max )  
Window to side. Carpet. Radiator. Built in wardrobe.

### Bedroom Three

8' max x 10' max ( 2.44m max x

3.05m max )  
Windows to front and side. Karndean  
Flooring. Radiator.

### **Bedroom Four**

12' max x 6' 3" max ( 3.66m max x 1.91m  
max )  
Window to front. Carpet. Radiator.

### **Bathroom**

Window to side. Bath with mixer and shower.  
Tiling underfoot. WC, wash hand basin, towel  
radiator. Shaving points.

### **Front Garden**

Surrounding flower beds.

### **Rear Garden**

Patio.

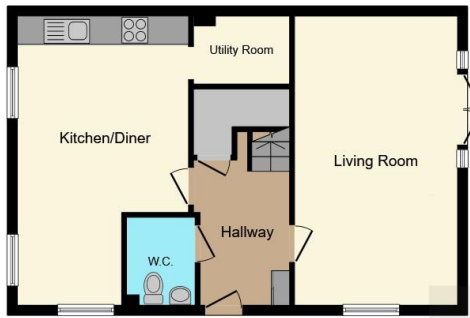
### **Parking**

Car port driveway.

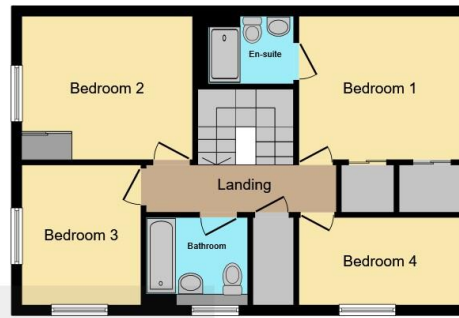
### **Garden Snug**

10' max x 19' 1" max ( 3.05m max x 5.82m  
max )  
Composite decking. Separate fuse box.  
Integral heaters. Power and lighting. Bar fitted  
with fridge.





**Ground Floor**



**First Floor**

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**Outbuilding**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/ALS311986](http://connells.co.uk/Property/ALS311986)**



Tenure: Freehold



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