



Connells

Wheatley Road
Aston Clinton AYLESBURY



Property Description

CONNELLS are delighted to present this Pristine FOUR/ FIVE - bedroom detached family home, arranged over three floors, and situated in the peaceful village location of Aston Clinton.

Recently remodeled to an impeccable standard by the current owners, the property boasts a modern and pristine look throughout! It comprises of good size entrance hall, downstairs cloakroom, adjacent is a separate lounge which is an excellent size with a large bay window and has been fully redecorated with wood wall paneling added. Additionally, you will find another living area integrated within the kitchen, perfect for when the family want to gather around whilst making dinner! The kitchen is a stunning aspect of the property, featuring quartz worktops! Included also, a fridge freezer and double oven with grill, induction hob and under plinth lighting. Leading off the kitchen is an excellent study area with attractive sliding glass doors. The first floor enjoys master bedroom with en-suite shower room, two separate bedrooms and family bathroom. On the second floor there is a guest double bedroom with en-suite bathroom and dressing room complete with shelving and hanging rails.

Outside there is a fully landscaped rear garden with porcelain tiled seating area, composite decking to the rear and artificial grass area which looks fabulous all year round! And to the front there is a good driveway for comfortably two vehicles and an outside storage unit connected to property.

Entrance Hall

Door to front

Cloakroom

WC, Wash hand basin, Part tiling

Study

9' x 6' 1" (2.74m x 1.85m)

Window to side, tiling underfoot, underfloor heating

Lounge

12' 5" x 21' 6" (3.78m x 6.55m)

Window to front and bay window to side, carpet underfoot, underfloor heating

Kitchen/Dining

20' 1" x 19' 6" (6.12m x 5.94m)

open plan, quartz worktops, integrated Siemens fridge/freezer, double oven and induction hob, centre island, tiling underfoot, underfloor heating, window to side, bi folding door to rear, bio-fireplace, fully boarded loft access for large additional storage.

Utility Room

7' 11" x 5' 9" (2.41m x 1.75m)

base units, tiling underfoot, space for

washing machine and dryer

Landing

carpet underfoot, airing cupboard on 1st floor, double cupboard on second floor, eaves storage

Bedroom One

21' 6" x 9' 2" (6.55m x 2.79m)

window to side, radiator, carpet underfoot, expands into dressing area

En-Suite

WC, wash hand basin, part tiling, walk in shower cubicle, towel radiator, extractor fan

Bedroom Two

12' 6" x 14' 4" (3.81m x 4.37m)

Window to rear, radiator, carpet underfoot

Bedroom Three

12' 6" x 11' 4" (3.81m x 3.45m)

Window to side, carpet, radiator

Bedroom Four

9' 10" x 8' 9" (3.00m x 2.67m)

Window to side, carpet underfoot, radiator, storage in eaves

Bathroom

Window to side, tiling underfoot, part tiling, wc, wash hand basin, towel radiator, bath/mixer

Dressing Room / Bedroom Five

9' 1" x 8' 5" (2.77m x 2.57m)

carpet, radiator, fitted wardrobes

En-Suite

wc, window to rear, tiling underfoot, wash hand basin, part tiling, shower cubicle

Rear Garden

porcelain tiles, composite decking with integrated spot lighting, artificial laid lawn and enclosed fencing

Parking

bespoke block paved driveway to side









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

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EPC Rating: B

Tenure: Freehold

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