



Connells

Wendover Way
Southside Aylesbury



Property Description

Upon entering, you're greeted by a large and welcoming entrance hall that sets the tone for the spacious interior. To the front of the property is a bright and versatile study, ideal for working from home. A convenient downstairs cloakroom adds practicality, while the heart of the home lies in the stylish kitchen/diner, complete with sleek quartz worktops, a double electric oven and hob, and an integrated dishwasher. Both the dining room and the lounge exude a light and airy ambiance, enhanced by French doors that open onto the rear garden.. Completing the ground floor is a separate utility room with dedicated space for a washing machine and dryer.

Upstairs, the two largest bedrooms each enjoy the luxury of their own en-suite bathrooms, with the master bedroom further benefitting from built-in wardrobes. The remaining three bedrooms are all generously sized and include built-in storage cupboards. A beautifully appointed family bathroom serves these rooms, featuring a roll-top bathtub and a walk-in shower.

Externally, the rear garden wraps around the property and is thoughtfully landscaped with a combination of laid lawn and patio, ideal for both entertaining and everyday enjoyment. The home is set behind a private gated entrance, leading to a larger-than-average driveway and double garage.

Entrance Hall

Door to front, hardwood underfoot, underfloor heating

Cloakroom

WC, WHB, Window to side, hardwood flooring, underfloor heating

Study

11' 9" x 7' 3" (3.58m x 2.21m)

Window to front, carpet underfoot, underfloor heating

Lounge

14' 9" max x 18' 8" max (4.50m max x 5.69m max)

Two windows to side, carpet underfoot, underfloor heating, french doors to rear

Reception Room Three

12' 2" max x 9' 11" max (3.71m max x 3.02m max)

French doors to rear, tiling underfoot, underfloor heating

Kitchen/Diner

11' 9" max x 26' 4" max (3.58m max x 8.03m max)

Window to side, tiling underfoot, underfloor heating, quartz worktops, electric double oven and hob with extractor fan overhead, integrated dishwasher

Utility Room

16' 2" max x 6' 1" max (4.93m max x 1.85m max)

Door to side, tiling underfoot, underfloor heating, base units. sink/drain, space for washing machine and dryer

Landing

Window to front, carpet underfoot, loft hatch, airing cupboard with heating controls

Bedroom One

16' 7" max x 12' 6" max (5.05m max x 3.81m max)

Window to rear, carpet underfoot, underfloor heating, two double wardrobes

En-Suite

Window to side, tiling underfoot, wc, whb, part tiling, walk in shower

Bedroom Two

17' 3" MAX x 13' 5" MAX (5.26m MAX x 4.09m MAX)

Window to front, two velux windows to side, carpet underfoot, radiator, built in wardrobe

Bedroom Three

12' 1" max x 9' 11" max (3.68m max x 3.02m max)

Window to rear, carpet underfoot, underfloor heating, storage cupboard

Bedroom Four

11' 9" max x 9' 8" max (3.58m max x 2.95m max)

Two windows to rear, carpet underfoot, underfloor heating, storage cupboard

Bathroom

Window to side, tiling underfoot, underfloor heating, fully tiled, roll top bathtub, walk in shower, towel radiator, wc. whb

Bedroom Five

7' 4" max x 11' 9" max (2.24m max x 3.58m max)

Window to front, carpet underfoot, underfloor heating, storage cupboard

En-Suite 2

Window to side, tiling underfoot, wc, whb, shower cubicle, fully tiled.

Loft Space

No boarding, pull down ladder

Front Garden

Gated entrance leading to multi car driveway

Rear Garden

Wrap around rear garden with mainly laid lawn and patio

Parking

Large block paved driveway for multiple cars

Garage

22' 8" max x 17' 5" max (6.91m max x 5.31m max)









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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 Band: G

Tenure: Freehold

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