

Connells

Kirkes Way Aylesbury

# Kirkes Way Aylesbury HP18 0YD







# **Property Description**

Contemporary Three-Bedroom Semi-Detached Home in Berryfields - Nestled within the highly sought-after Berryfields community, this stylish three-bedroom semi-detached home offers modern living across three well-designed floors.

Step into a welcoming entrance hall with practical understairs storage-ideal for coats, shoes, and everyday essentials. The kitchen is finished to a high specification, featuring light gloss wall and base units paired with wood-effect countertops, and comes fully equipped with integrated appliances including a fridge/freezer, washing machine, and dishwasher. A convenient downstairs cloakroom adds everyday ease, while the bright and spacious lounge at the rear of the property benefits from French doors that open directly onto the enclosed garden, creating a seamless indoor-outdoor flow and space for dining.

The first floor hosts two double bedrooms, both carpeted and served by a generous family bathroom with a bath, mixer tap, and shower. The master suite occupies the entire top floor, offering privacy and luxury with its own modern en-suite shower room.

A fully enclosed rear garden provides a private retreat, perfect for relaxing or entertaining. The property also benefits from a driveway for off-road parking and a private garage with power and lighting-ideal for storage or workshop use.

#### **Entrance Hall**

Door to front

Radiator

Understairs cupboard

#### Cloakroom

WC

Wash hand basin

Radiator

Wood flooring

## Lounge

13' 11" max x 11' 5" max ( 4.24m max x 3.48m max )

French doors to rear

Wood flooring

Radiator

#### Kitchen

13' 8" max x 7' 3" max ( 4.17m max x 2.21m max )

Window to front

Wood flooring

Wall and base units

Integrated fridge/freezer, dishwasher and washing machine

Sink/drainer

Gas hob and electric oven

Radiator

# **Bedroom One**

14' head height x 11' 6" plus wardrobe ( 4.27m head height x 3.51m plus wardrobe )

Window to front

Skylight to rear

Storage in eaves

Carpet underfoot

Radiator

# **En-Suite**

Skylight

WC

Wash hand basin

Shower cubicle

Tiling underfoot

Part tiling

## **Bedroom Two**

13' 11" max x 11' 5" max ( 4.24m max x 3.48m max )

Window to rear

Carpet underfoot

Radiator

## **Bedroom Three**

13' 11" max x 7' 5" max ( 4.24m max x 2.26m max )

Two windows to front

Carpet underfoot

Radiator

## **Bathroom**

WC

Wash hand basin

Tiling underfoot

Part tiling

Towel radiator

Bath/mixer with shower

# Rear Garden

Laid lawn

Enclosed fencing

# **Parking**

Driveway

# Garage

18' 3" max x 9' 7" max ( 5.56m max x 2.92m max )

Up and over door

Power and lighting









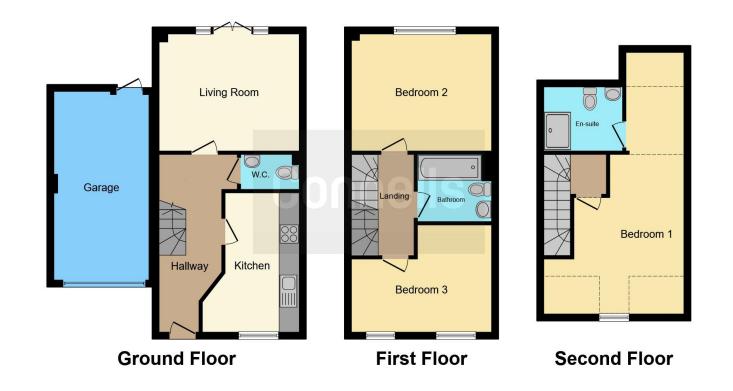








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T 01296 395 111 E aylesbury@connells.co.uk

2 Temple Street AYLESBURY HP20 2RH

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Tenure: Freehold



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