



Connells

Kirkes Way
Aylesbury



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









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 Council Tax
 Band: D

Tenure: Freehold

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