



Connells

Tortoiseshell Road
Aylesbury



Property Description

Stylish & Spacious - 1980.55 sq ft of Modern Living

This beautifully extended home is designed for today's lifestyle, blending generous space with smart upgrades. From the moment you step into the welcoming hallway, you'll be drawn to the light-filled lounge. The dining area came from a recent extension in 2019 which adds additional space to the ground floor. This area boasts French doors which open seamlessly onto the landscaped garden. The ground floor also offers a versatile family room/study, a handy cloakroom, a utility with fitted units, and a show-stopping kitchen/breakfast room. With underfloor heating, induction hob, double oven, water softener, integrated wine cooler, and space for all your appliances, the kitchen is truly the heart of the home.

Every bedroom comes with built-in wardrobes, ensuring style & storage go hand in hand. The first floor features a luxurious master suite & a second double bedroom, both with en-suites, one was upgraded recently. Upstairs, two further spacious doubles also enjoy fitted wardrobes, alongside a spa-inspired family bathroom with Jacuzzi tub and shower.

The garage has been transformed into a fully powered office/media room, perfect for remote working, gaming, or movie nights. The rear garden is a private retreat, finished with Indian sandstone paving, artificial lawn, and raised sleeper beds for a chic, low-

maintenance look.

Off-street parking completes the package, making this home as practical as it is stylish.

Entrance Hall

Engineered wood flooring
Understairs storage
Door to front

Cloakroom

WC
Wash hand basin
Tiling underfoot

Study

10' 4" x 10' 8" (3.15m x 3.25m)
Window to front
Hardwood flooring
Radiator

Lounge

11' 1" x 19' 1" (3.38m x 5.82m)
Window to front with shutters
Wood effect flooring
Electric fireplace
Radiator

Dining Room

10' 1" x 11' 3" (3.07m x 3.43m)

French doors to rear
Wood effect flooring
Radiator

Kitchen

8' 2" x 16' (2.49m x 4.88m)
Window to rear
Tiling underfoot with underfloor heating
Integrated wine cooler
Electric hob and double oven
Wall and base units
Water softner with pump
Boiler
Space for dishwasher and fridge freezer

Utility Room

5' 9" x 7' 2" (1.75m x 2.18m)
Door to side
Karndean flooring
Sink/drainier
Wall and base units

Landing

Airing cupboard
Carpet underfoot

Bedroom One

17' 2" x 11' 2" (5.23m x 3.40m)
Window to front and side
Carpet underfoot
Radiator
Built in wardrobe

En-Suite

Window to rear
Tiling underfoot with underfloor heating
Vanity unit
Fully tiled
WC
Wash hand basin
Walk in shower

Bedroom Two

11' 2" x 15' 5" (3.40m x 4.70m)
Window to front and side
Carpet underfoot
Radiator
Built in wardrobe

Bedroom Three

10' 5" x 15' 5" (3.17m x 4.70m)
Window to front and side
Carpet underfoot
Radiator
Built in wardrobe

Bedroom Four

11' 9" x 10' 4" (3.58m x 3.15m)
Window to front
Carpet underfoot
Radiator
Built in wardrobe

Bathroom

Skylight window
Karndean flooring
WC
Wash hand basin
Part tiling
Radiator





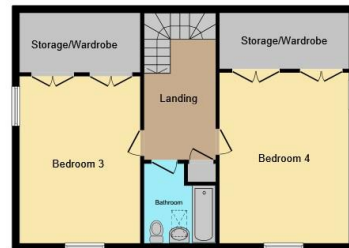




Ground Floor



First Floor



Second Floor



Garage



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EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

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Property Ref: ALS312702 - 0007