



**Connells**

Marjorie Close  
Aylesbury



## Property Description

Upon entry, the spacious hallway enhanced by a side-aspect window — creates a bright and welcoming first impression, with an understairs storage cupboard and staircase leading to the first floor. To the front of the home, the lounge features plush carpeting and a serene outlook.

The heart of the home lies within the beautifully appointed kitchen/dining room. The space boasts high-gloss cabinetry, integrated appliances including a dishwasher and fridge/freezer, an electric oven, and an induction hob. There is generous room for a family dining table, while French doors open onto the garden, allowing natural light to seep through and creating a seamless connection between indoor and outdoor living. Completing the ground floor is a downstairs WC and a separate utility room with fitted base units and plumbing for a washing machine.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The master suite features two built-in wardrobes, a vanity unit, and a refined private en-suite with a contemporary shower cubicle. The remaining bedrooms are served by a modern family bathroom fitted with a panelled bath.

Outside, the rear garden is fully enclosed and beautifully arranged with a lawn and sandstone patio and benefits from direct access to the garage. Externally, the property further boasts a driveway for two vehicles in addition to a garage.

### Entrance Hall

Door to front  
Window to side  
Understairs storage cupboard

### Cloakroom

WC  
Wash hand basin  
Vinyl underfoot  
Towel radiator

### Lounge

14' 7" x 10' 6" ( 4.45m x 3.20m )  
Window to front  
Carpet underfoot  
Radiator  
TV point

### Kitchen

17' 5" x 11' 1" ( 5.31m x 3.38m )  
French doors to rear  
Window to rear  
Wood effect flooring  
Electric oven and induction hob  
Integrated dishwasher and fridge/freezer  
Wall and base units  
Radiator  
Boiler

## Utility Room

5' 6" x 4' ( 1.68m x 1.22m )

Wood effect flooring

Base units

Plumbing for washing machine

## Bedroom One

12' 5" x 10' 4" ( 3.78m x 3.15m )

Window to rear

Carpet underfoot

Radiator

Two built in wardrobes

Built in vanity unit

## En-Suite To Master

WC

Wash hand basin

Shower cubicle

Part tiling

Towel radiator

Vinyl underfoot

## Bedroom Two

10' 4" x 10' 9" ( 3.15m x 3.28m )

Window to front

Carpet underfoot

Radiator

## Bedroom Three

10' 8" x 6' 9" ( 3.25m x 2.06m )

Window to rear

Carpet underfoot

Radiator

## Bedroom Four

7' 3" x 6' 8" ( 2.21m x 2.03m )

Window to front

Carpet underfoot

Radiator

## Bathroom

WC

Wash hand basin

Towel radiator

Bath/mixer

Vinyl underfoot

Part tiling

Extractor fan

## Loft Space

Partly boarded

Light

Loft ladder

## Rear Garden

Sandstone patio

Laid lawn

Enclosed fencing

Door opening to garage

## Parking

Driveway parking for two cars

## Garage

18' 2" x 9' 5" ( 5.54m x 2.87m )

Up and over door

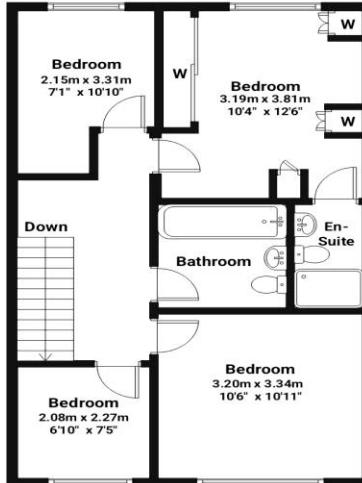








Ground Floor Approximate Area:  
691.7 sq ft (64.26 sq mt)



First Floor Approximate Area:  
520.7 sq ft (48.38 sq mt)

**TOTAL APPROXIMATE FLOOR AREA:**  
**1212.4 sq ft (112.64 sq mt)**

FOR ILLUSTRATION PURPOSES ONLY  
DIMENSIONS ARE APPROXIMATE

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EPC Rating: C    Council Tax  
Band: D

Tenure: Freehold



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