



5 Turner Close

| Aylesbury | Buckinghamshire | HP20 2BU



Williams  
PROPERTIES

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360 VIRTUAL TOUR - - Williams properties are delighted to offer to the market this well presented Extended two bedroom end of terrace house with a detached garage and driveway alongside. The property boasts from a Modern kitchen , bathroom. The property has planning permission for a double storey side extension and garage conversion.

## Offers in excess of £325,000

- \*PLANNING PERMISSION FOR DOUBLE STOREY EXTENSION\*
- Two Bedrooms
- Cul de sac Location
- Popular Modern Development
- Extended To The Rear
- Garage & Driveway
- Close To Amenities
- Viewing Highly Recommended

### Cleveland Park

Cleveland Park is a modern development with easy access to neighbouring areas including Watermead and Berton Village. The Development has a bus route to the town centre and surrounding area. There is good access to the A418 towards Milton Keynes and the A41 towards Tring and London. A doctor's surgery, pharmacy and Tesco store can be found nearby on the Coppice.

### Local Authority

Aylesbury Vale District Council

### Council Tax

Band C

### Services

All main services available

### Entrance Porch

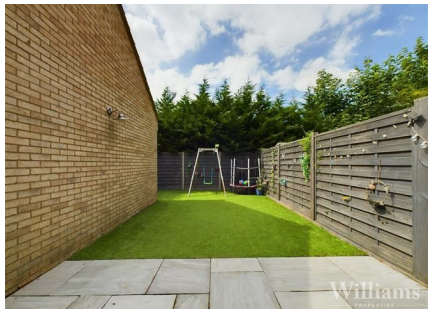
The door opens to a porch with space for storage and a built in storage cupboard then a further door opening into the entrance hall.

### Entrance Hall

A well presented area with stairs rising to the first floor and superb space saving pull out storage drawers understairs. There is also an opening with built in desk and space for a chair making this an ideal small office area. Solid Bamboo flooring, doorway to the kitchen and door leading into to the lounge/diner.



Stunning and extended offering a discerning buyer a superb two bedroom house with garage and driveway alongside. The property boast two double size bedrooms and is modern throughout. The Property is set in a quiet Cul de sac in a desirable area of Aylesbury. Planning permission has been granted for a double storey side extension and garage conversion.



### Kitchen

A modern white kitchen with refitted units with contrasting black marble effect work tops and black tiled splash backs. Space for a fridge freezer, dishwasher and washing machine. Under unit lighting, built in oven, hob and extractor, double glazed window to the front and tiled flooring.

### Lounge

The lounge is a bright area with twin windows to the side aspect, radiator, solid Bamboo flooring, TV aerial points and open plan to the dining area.

### Dining Area

The dining area continues from the lounge has radiator, a window to the side and sliding patio doors opening into the rear garden.

### First Floor

The First Floor landing has carpet laid to the floor, doors to all bedrooms and family bathroom and a loft hatch.

### Bedroom

This Bedroom features wooden flooring with underfloor heating, spot lighting to the ceiling, wall length built in wardrobes and twin windows to the rear aspect overlooking fields to the rear. There is space for a super king bed and side tables.

### Bedroom

This Bedroom features wooden flooring with underfloor heating, has twin windows to the front aspect, a recess for wardrobes and a storage unit over the stairs and space for a double bed.

### Family Bathroom

The Family Bathroom comprises of a modern white suite consisting of a panelled bath with glass shower screen, independent shower over the bath, WC, wash basin with storage unit under. Double glazed window to the side, tiled walls and tiled flooring.

### Driveway Parking

Driveway parking is available to the side of the property and leads to a detached garage.

### Garage

A detached garage set back with eaves storage, light, power and a courtesy door to the rear garden

### Rear Garden

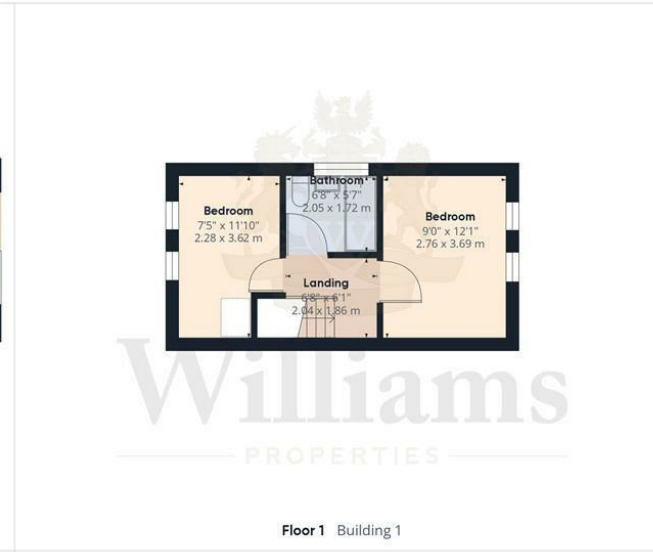
The rear garden is fully enclosed with panelled fencing, has a paved patio, artificial grass, gated access to the side, courtesy door to the rear of the garage and offers a good degree of privacy.


### Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02-10) A			
(11-17) B			
(18-27) C			
(28-39) D			
(40-49) E			
(50-60) F			
(61-70) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



 <b>Williams</b> PROPERTIES	
<b>Approximate total area<sup>(1)</sup></b> 797.49 ft <sup>2</sup> 74.09 m <sup>2</sup>	
<b>Reduced headroom</b> 5.87 ft <sup>2</sup> 0.55 m <sup>2</sup>	
<small>(1) Excluding balconies and terraces.</small>	
<small>(2) Reduced headroom (below 1.5m/4.92ft)</small>	
<small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small>	
<b>GIRAFFE 360</b>	



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.