



Bobby Road

Broughton | Aylesbury || HP22 7AJ



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This beautifully presented four-bedroom detached home, built in 2017, is located in the sought-after Kingsbrook development. The property offers a spacious layout, including an entrance hall, living room, home office, cloakroom, kitchen/breakfast room, dining room and utility. Upstairs, you'll find a family bathroom, four double bedrooms, with the master featuring an en-suite. Additional benefits include a single garage and driveway to the side of the property. Situated within walking distance of local schools and amenities, the property is in excellent condition. Viewings are highly recommended on this fantastic family home.

Offers in excess of £598,000

Kingsbrook

Kingsbrook is a new and exciting development on the South East side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring and London. The area has a popular primary school and family facilities including a children's play areas, and nearby there is a doctors surgery and a choice of shopping including Tesco Express, Lidl, Wenzels and a Sainsbury Local. There is also regular bus services into and around the town centre. Primary & Junior School – Broughton & Secondary Schools – Kingsbrook Secondary School, The Grange & Aylesbury Grammar Schools.

Council Tax

Band F

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door into this entrance hallway, comprising of wood effect flooring, a light fitted to ceiling, underfloor heating and a wall mounted radiator. Doors give access to the living room, kitchen/diner, downstairs cloakroom, home office and an additional storage cupboard. Carpeted stairs to the first floor.





- Kingsbrook Development
- Open Plan Kitchen/Dining Area
- En Suite, Downstairs Cloakroom & Family Bathroom
- Detached House
- Garage and Driveway
- 4 Double Bedroom House
- Enclosed Rear Garden
- Underfloor Heating in Entrance Hall, Kitchen/Breakfast Room and Dining Room
- 2 Years Remaining of Planning Permission for Ground Floor & Loft Extensions
- Viewings Highly Advised

Office

The home office features studio spotlights to the ceiling, a wall mounted radiator, carpeted flooring and window to front aspect. Space for typical office furniture.

Living Room

The spacious Living Room is fitted with carpeted flooring, pendant lights to the ceiling, a box bay window to front aspect, a wall mounted radiator and ample space for living room furniture.

Dining Room

The dining room features a window to the rear aspect, wood effect flooring, underfloor heating and a pendant light fitted to ceiling. Space for dining room furniture and there is open plan access to the Kitchen/Diner.

Kitchen/Breakfast Room

The large open plan Kitchen/Dining area consists of French doors within a box bay window to enclosed rear patio and garden, wood effect flooring, underfloor heating, a wall mounted radiators and spotlights fitted to ceiling. The kitchen area features multiple shaker style units including an integrated dishwasher, fridge/freezer, oven, gas stove and extractor fan overhead, an inset sink, draining board and a mixer tap, tiles to splash sensitive areas and a storage cupboard. Open plan access to the dining area and utility.

Utility

The Utility is fitted with wall and base mounted units, wall mounted radiator, wood effect flooring and space for white goods. Side access to garden and patio with side door.



The property is within walking distance to amenities at the basin which include a Tesco store, Wenzels Bakery and near by a doctors surgery. Local schools include the brand new Kingsbrook primary and secondary schools, The Grange School, St. Louis Catholic Primary School and Aylesbury High and Grammar School.



Cloakroom

This downstairs cloakroom features wood effect flooring, a fitted light to the ceiling, hand wash basin with a mixer tap, wall mounted radiator and a low level w/c.

Landing

Carpeted stairs rising to first floor landing with doors to all four bedrooms and family bathroom. Access to loft space and additional storage cupboards.

Master Bedroom & En Suite

The Master Bedroom comprises of a fitted wardrobe, duel aspect windows to front and side aspect, carpet laid to floor and a pendant light fitted to ceiling. Access to En-Suite and room for a king sized bed and other bedroom furniture.

The En Suite consists of a fully tiled shower unit, light fitted to the ceiling, wood effect flooring, a heated towel rail, low level w/c and a hand wash basin with a mixer tap.

Bedroom Two

The second bedroom comprises of carpet laid to floor, a light fitted to ceiling, wall mounted radiator, in-built and integrated wardrobes and space for a king sized bed and other bedroom furniture. Window to front aspect.

Bedroom Three

This bedroom features a light fitted to ceiling, carpet laid to flooring, window to rear aspect and a wall mounted radiator. Inset wardrobe and space for a double bed and other bedroom furniture.

Bedroom Four

This Bedroom features a window to the rear aspect, a wall mounted radiator, a light fitting to the ceiling and carpet laid to floor. Space for a double bed and other bedroom furniture.

Bathroom

The family bathroom consists a fully tiled bath unit with a mixer tap and overhead shower, frosted window to rear aspect, wood effect flooring, a pendant light to ceiling and a wall mounted radiator. A low level w/c and a hand wash basin with a mixer tap.

Garden

This enclosed rear garden is comprised of a patio area with space for a range of recreational garden furniture, a wooden decking area with a pergola overhead with space for more garden furniture, a side door into the garage, driveway and grass lawn laid to the remainder.

Parking

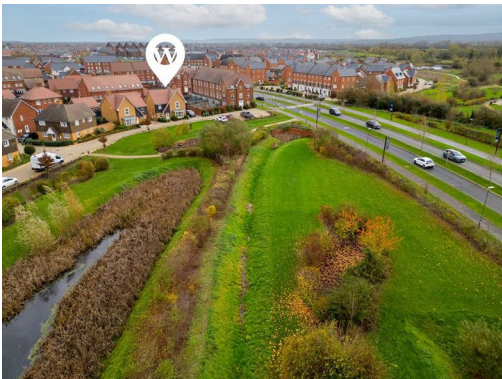
A single garage with power, lighting and an up-and-over door and driveway parking ahead for two vehicles.

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

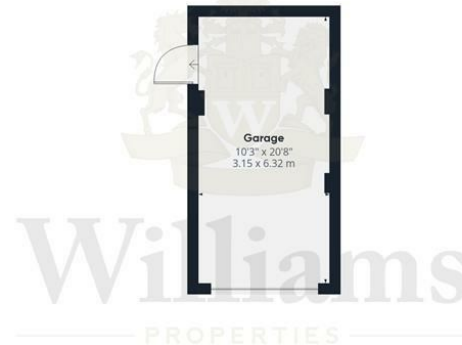




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1558 ft²

144.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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.