



**Swift Close
Aylesbury, HP19 0UR
£665,000**

1st Choice Properties are pleased to offer this beautifully presented four bedroom detached family home. This property is situated on the popular development of Watermead and backs onto open farm land and countryside views. The property benefits from double glazing, fully fitted kitchen, large and versatile living accommodation. The accommodation comprises entrance hall, cloakroom, lounge, study, kitchen, with open plan to dining room. Master bedroom with en-suite bathroom three further bedrooms, bathroom, gardens and detached double garage with a driveway for 4 vehicles.

The property is located in quiet corner of a cul-de-sac location with a bus stop to Aylesbury 100 yards away, scenic walks around lakes. close to local amenities include convenience store, family friendly pub, hairdressers, village hall, two local pre-schools all within a short walking distance.

Community village feel with frequent activities by the lakes; fetes, fishing, RC sailing boats and paddle boarding in summer. Abundance of wildlife with many species of birds and deer all year round. To avoid disappointment we strongly advise an early inspection.

Entrance



Part glazed door with side panel windows, carriage light.

Entrance Hall

Fitted carpet, double panel radiator, stairs rising to first floor living accommodation, under stairs storage cupboard, coving to ceiling. doors to all rooms.

Cloakroom

Two piece suite comprising of low wc with enclosed cistern, wall mounted wash hand basin mounted in vanity unit with cupboard space below. Ceramic tiled surround. radiator, laminate flooring, Obscure double glazed window to side aspect.

Lounge

11'8" x19'3" (3.58 x5.88)



carpet as fitted, two double panel radiators, log burner, coving to ceiling, double glazed walk-in bay window to front aspect. double glazed French doors with side windows to garden.

Study

9'3" x 7'1" (2.82 x 2.18)



Vinyl flooring covering, radiators, coving to ceiling double glazed window to front aspect.

Kitchen

9'8" x17'5" (2.96 x5.33)



Fitted with a matching range of base and wall mount units with Corian work tops over. Built-in double oven, induction hob, extractor hood over, built-in fridge/freezer, washing machine, and dishwasher, inset 1. 1/2 bowl sink unit with draining area, swan neck mixer tap. double panel radiator, Karndean flooring, two double glazed windows to rear aspect open plan to dining room.

Dining Room

9'9" x 12'9" (2.99 x 3.90)



Double panel radiator, Karndean flooring, coving to ceiling, full height double glazed windows with double glazed casement door to garden.

First Floor Landing



Fitted carpet, single panel radiator, access to loft space, double glazed window to front aspect. Doors to all rooms

Main Bedroom

13'5" x 10'9" (4.09 x 3.29)



Fitted carpet, double built-in wardrobes providing hanging clothes rail and shelving, radiator, two double glazed windows to rear aspect.

Ensuite



Three piece suit comprising of panel bath with mixer tap and shower over, glass screen, low level wc in hidden cistern , wash hand basin mounted in vanity unit with cupboards, mixer tap., fully tiled in ceramic tiles , ceramic tiled flooring heated towel rail, mirror fronted medicine cabinet double glazed window to rear aspect.

Bedroom Two

11'9" x 10'9" (3.59 x 3.28)



Fitted carpet, two double built-in wardrobes providing hanging clothes rail and shelving. single panel radiator, two double glazed windows to rear aspect.

Bedroom Three

10'3" x 8'9" (3.13 x 2.68)

Fitted carpet, built-in wardrobes providing hanging clothes rail and shelving, single panel radiator, double glazed window to front aspect

Bedroom Four

8'7" x 6'4" (2.64 x 1.95)

Currently being used as a dressing room.. Laminate flooring , single panel radiator, double glazed window to front aspect.

Bathroom



Three piece suite comprising of panel bath with mixer tap, shower over bath, glass screen, low level wc , wash hand basin mounted in vanity unit, with mixer taps, draws and cupboards below. mirrored medicine cabinet, fully tiled , ceramic tiled floor, heated towel rail. double glazed window to side aspect.

Front Garden

Small grassed area, with retaining flower and shrub borders , pathway leading to house.

Rear Garden



Laid to lawn, laid patio area, security light, outside tap, enclosed large BBQ / Bar area , storage space on side of property, enclosed by panel fencing, gated access on side.

Double Garage

Drive way for four vehicles leading up to detached double garage with electric roller door, power and light, storage space in eaves, personal door to garden, Electric car charging point.

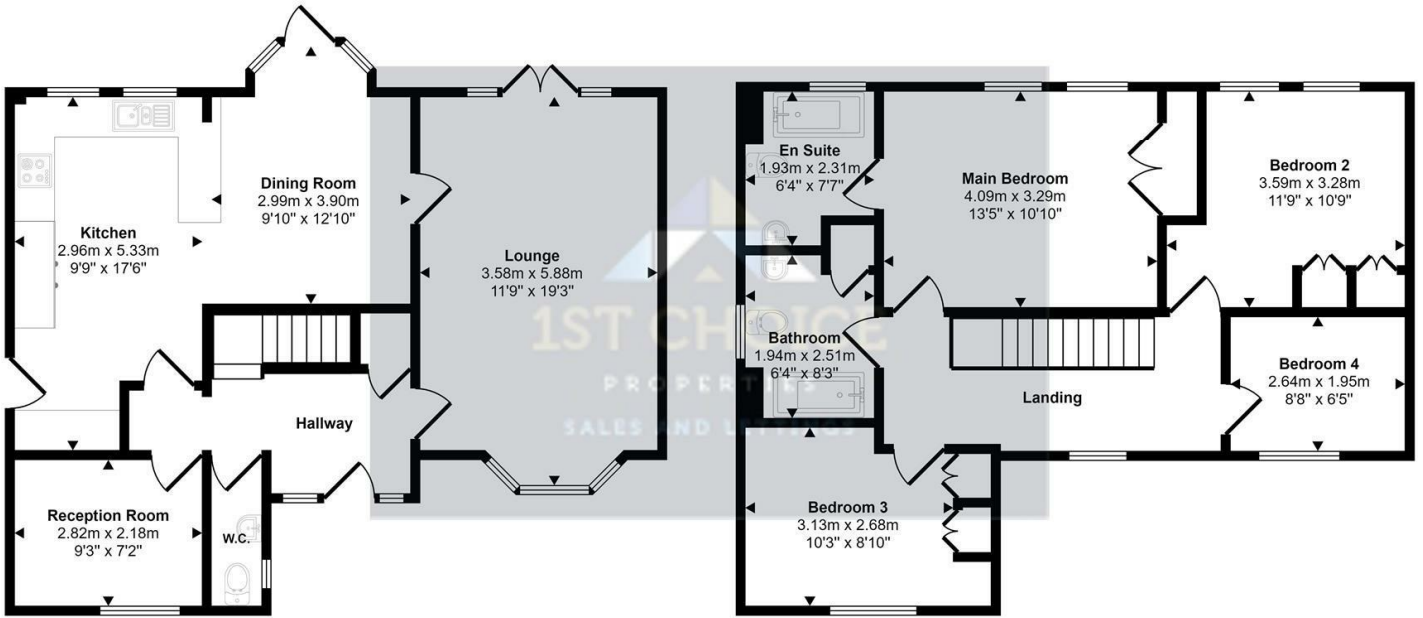
Rear Elevation



Views Of Open Farmland



Approx Gross Internal Area
127 sq m / 1364 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	70	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	72	72

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