



Connells

Blue Rock Drive
Aylesbury



Property Description

A fantastic listing in the ever-popular Berryfields development, this beautifully presented three-bedroom end-of-terrace home offers stylish, modern living with the added benefit of no onward chain-perfect for first-time buyers, families, or professionals alike.

The property welcomes you with an inviting entrance hall and useful storage, leading through to a bright and spacious lounge filled with natural light. To the rear, a contemporary kitchen is fitted with integrated appliances including a dishwasher, fridge, and washer/dryer, complemented by an extended breakfast bar-ideal for everyday living and entertaining. French doors open onto the garden, creating a great indoor-outdoor flow, while a downstairs WC adds convenience.

Upstairs, the master bedroom benefits from built-in storage and a private en-suite, with two further well-proportioned bedrooms served by a modern family bathroom. The loft is partly boarded with ladder access, offering excellent additional storage.

Externally, the landscaped rear garden provides a private retreat, featuring an extended patio, low-maintenance artificial lawn, and a timber shed with power. The property also benefits from two allocated parking spaces.

Berryfields is a highly regarded development on the northern edge of Aylesbury, surrounded by countryside while offering excellent local amenities, including shops, schools, and convenient transport links.

Entrance Hall

Door to front
Vinyl underfoot

Cloakroom

WC
Wash hand basin
Radiator

Lounge

13' 11" x 12' 1" (4.24m x 3.68m)
Window to front
Carpet underfoot
Radiator

Kitchen

15' 5" x 9' 4" (4.70m x 2.84m)
French doors to rear
Window to rear
Extended breakfast bar
Wall and base units
Integrated dishwasher, washer/dryer and

fridge
Wood effect flooring underfoot

Landing

Window to side
Carpet underfoot

Bedroom One

12' 2" max x 11' 1" max (3.71m max x 3.38m max)

Window to front
Carpet underfoot
Radiator

En-Suite

Window to front
Tiling underfoot
Part tiling
WC
Wash hand basin
Towel radiator
Shower cubicle

Bedroom Two

10' 10" x 8' 7" (3.30m x 2.62m)

Window to rear
Carpet underfoot
Radiator

Bedroom Three

11' 7" x 6' 7" (3.53m x 2.01m)

Window to rear
Carpet underfoot
Radiator

Bathroom

WC
Wash hand basin
Tiling underfoot
Part tiling
Bath/mixer with shower
Radiator

Loft Space

Partly boarded with loft ladder

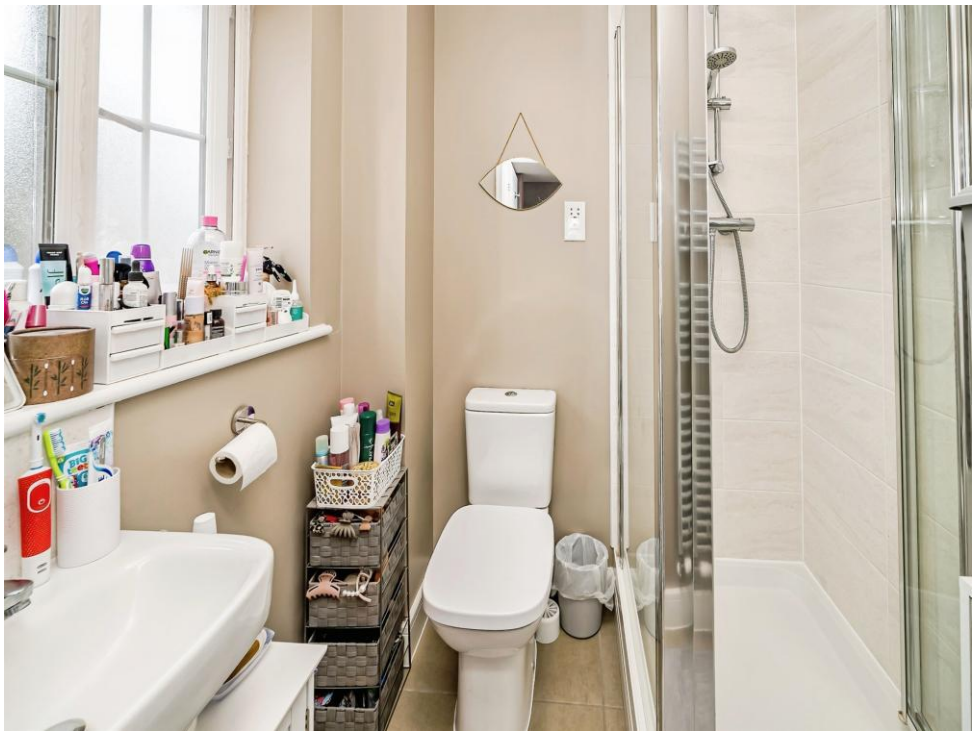
Rear Garden

Artificial lawn
Extended patio
Timber shed with power

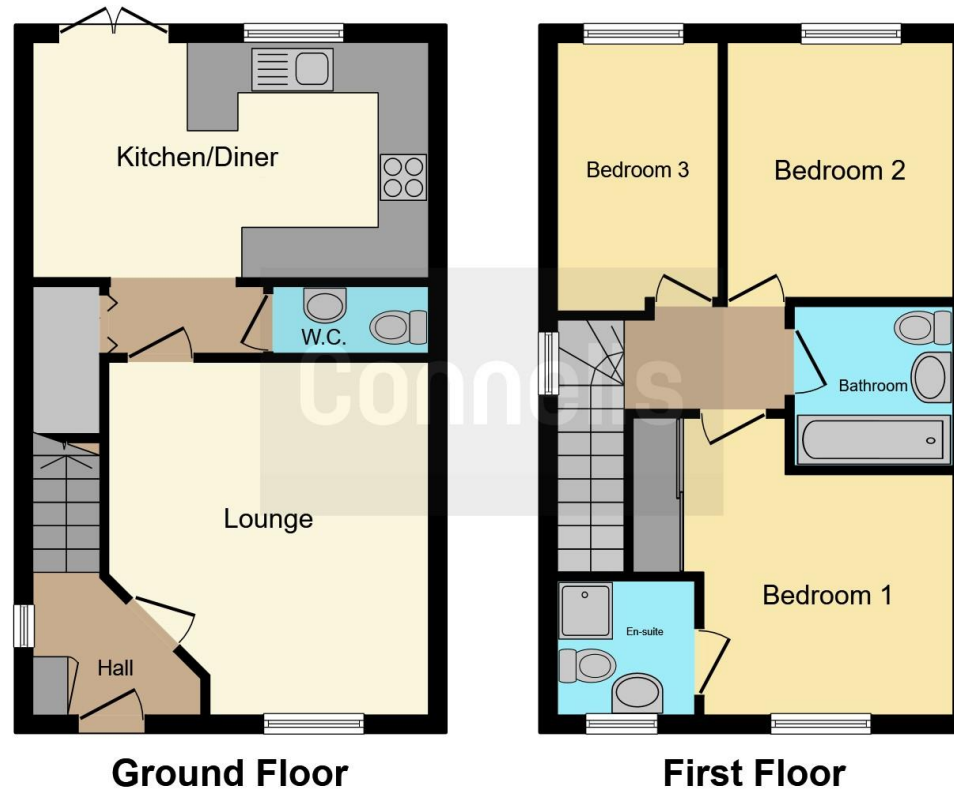
Parking

Two allocated spaces









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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2 Temple Street
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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