



Connells

Noble Crescent
Aylesbury



Property Description

Modern Four-Bedroom Townhouse in Berryfields – No Onward Chain!

We're delighted to offer this impressive four-bedroom townhouse, arranged over three floors and set within the highly desirable Berryfields development. With no onward chain, this property combines generous living space with contemporary design in a prime location.

The ground floor welcomes you with a bright entrance hall leading to a cloakroom, a versatile study, a separate utility room, and a well-sized bedroom—perfect for guests or as a flexible living space.

On the first floor, you'll find a stylish kitchen/dining area complete with integrated appliances, including a dishwasher, washing machine, fridge/freezer, gas hob, and double electric oven. Juliet doors at the front add charm and flood the space with natural light. The spacious lounge, also featuring Juliet doors, creates an inviting atmosphere for relaxation and entertaining.

The top floor hosts three further bedrooms, including a master suite with fitted wardrobes and a private en-suite. All bedrooms were fitted by Sharps and still have 18 months remaining on warranty. A sleek family bathroom serves the remaining bedrooms, offering comfort and convenience for the

whole household.

Outside, the enclosed rear garden provides a peaceful retreat with a laid lawn, while the property also benefits from a garage with internal access and driveway parking.

Entrance Hall

Door to front, carpet and tiles underfoot, radiator

Cloakroom

WC, wash hand basin, tiling underfoot

Sitting Room/Study

12' 8" x 10' (3.86m x 3.05m)
Carpet underfoot, radiator

Bedroom Three

10' 6" x 9' 6" (3.20m x 2.90m)
Window to rear, carpet underfoot, radiator

Utility Room

7' 7" x 6' (2.31m x 1.83m)
Door to rear, tiling underfoot, wall and base units, boiler

Landing

Carpet underfoot, airing cupboard

Kitchen/Diner

18' 8" x 17' 1" (5.69m x 5.21m)

Two juliet doors to front, wall and base units, integrated dishwasher, fridge/freezer, washing machine, gas ob and electric double oven, sink/drainer, tiling underfoot

Lounge

18' 7" x 10' 8" (5.66m x 3.25m)

Juliet doors to rear, carpet underfoot

Bedroom One

14' 9" x 8' 9" (4.50m x 2.67m)

Two windows to front, carpet underfoot, radiator, built in wardrobes

En-Suite

WC, WHB, Shower cubicle, part tiling, tiling underfoot

Bedroom Two

10' 8" x 9' 11" (3.25m x 3.02m)

Window to rear, carpet underfoot, radiator, built in wardrobe

Bedroom Four

8' 2" x 7' 5" (2.49m x 2.26m)

Window to rear, carpet underfoot, radiator, built in wardrobe

Bathroom

WC, WHB, bath/mixer with shower, radiator, part tiling, tiling underfoot

Rear Garden

Laid lawn and enclosed fencing

Parking

Driveway

Garage

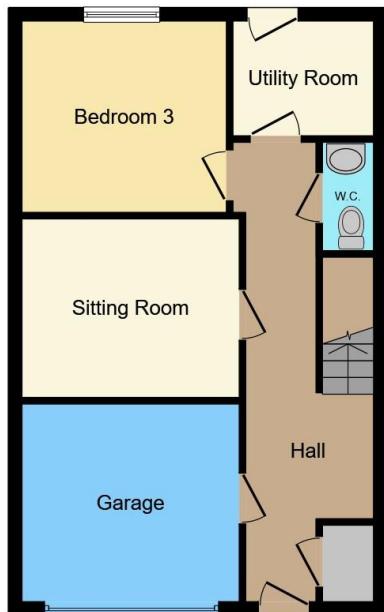
10' 5" x 7' 1" (3.17m x 2.16m)

Up and over door, door to hallway, power and lighting





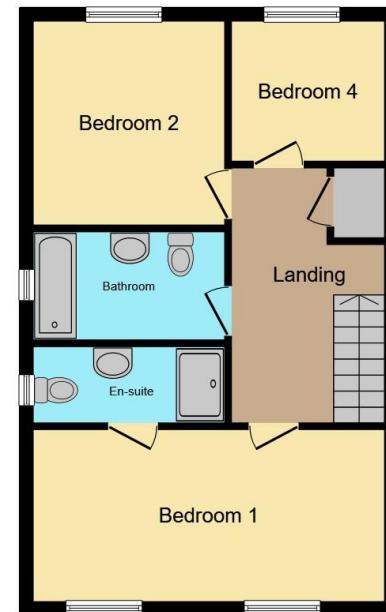




Ground Floor



First Floor



Second Floor

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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EPC Rating: C Council Tax
Band: E

Tenure: Freehold

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