



Connells

Broughton Close
Bierton Aylesbury



Property Description

Situated within a quiet cul-de-sac, this extended three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for growing families.

The accommodation begins with an entrance porch leading into a welcoming hallway, with stairs rising to the first floor. The impressive front aspect living room measures approximately 24ft in length, creating a superb space for both relaxation and entertaining. Featuring a charming gas fireplace, the room flows seamlessly into the dining area, where sliding patio doors provide an abundance of natural light and direct access to the rear garden.

Beyond the dining room is the extended kitchen, fitted with a range of wall and base units and offering practical workspace for everyday living. The kitchen benefits from an electric hob, gas oven, space for a fridge freezer, and an additional door providing convenient access to the garden.

To the first floor are three well-proportioned bedrooms, all served by a family bathroom fitted with a shower cubicle.

Externally, the property truly excels with its larger-than-average rear garden, occupying an impressive corner plot. The garden features a combination of laid lawn and patio areas, offering ample space for outdoor entertaining, family activities, and gardening enthusiasts alike. To the front, a substantial driveway provides off-road parking for several

vehicles and leads to the garage, which benefits from both front and side access.

Entrance Porch

Door to front
Doors to hallway
Wooden flooring

Entrance Hall

Wood flooring
Radiator
Stairs to first floor

Lounge

24' 11" x 11' 2" (7.59m x 3.40m)
Carpet underfoot
Two radiators
Window to front
Gas fireplace
Bay window

Dining Room

11' 2" x 9' 10" (3.40m x 3.00m)
Wooden flooring
Radiator
Sliding door to garden

Kitchen

20' 3" x 7' 10" (6.17m x 2.39m)
Two windows to side
Door to garden

Wooden flooring
Splashback tiling
Boiler (2 years old)
Radiator
Wall and base units
Electric hob and gas oven
Space for fridge freezer

Shower cubicle
Window to side
WC
Wash hand basin
Extractor fan
Tiling
Wooden flooring

Landing

Carpet underfoot
Loft access with ladder - part boarded
Window

Rear Garden

Large rear garden
Outside tap
Patio slabs
Laid lawn

Bedroom One

12' 6" x 11' 2" (3.81m x 3.40m)
Window to front
Carpet underfoot
Radiator

Parking

Driveway for multiple cars

Bedroom Two

12' 2" x 10' 6" (3.71m x 3.20m)
Window to rear
Carpet underfoot
Radiator

Garage

16' 5" x 8' 2" (5.00m x 2.49m)
Door to side
Up and over door

Bedroom Three

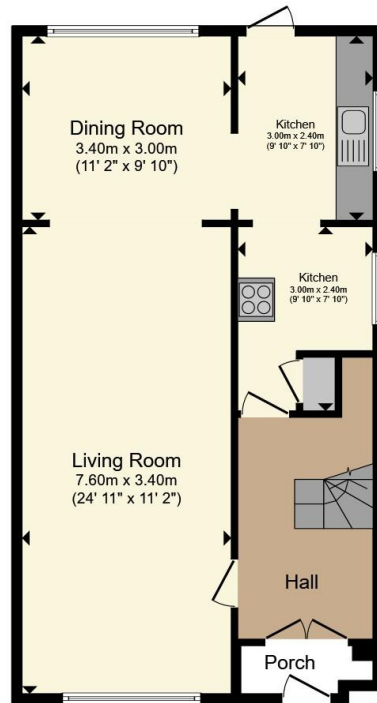
8' 10" x 7' 10" (2.69m x 2.39m)
Window to rear
Carpet underfoot
Airing cupboard
Radiator

Bathroom

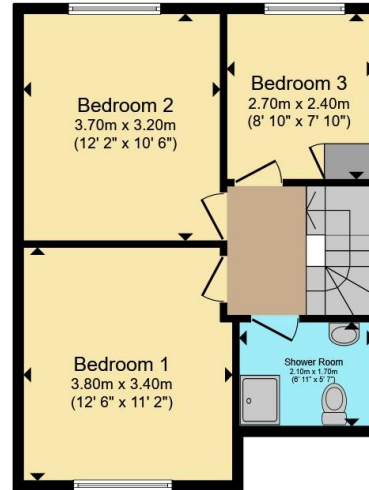




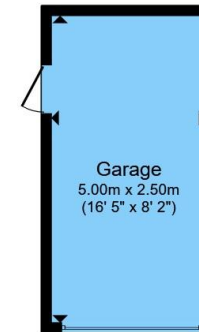




Ground Floor



First Floor



Garage

Total floor area 112.9 m² (1,215 sq.ft.) approx

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Band: D

Tenure: Freehold

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