NUTMEG CLOSE, KINGSBROOK, AYLESBURY

OFFERS IN EXCESS OF £365,000

FREEHOLD

A modern three bedroom semi-detached home located in the popular Kingsbrook development, close to schools, shops and local amenities. Offering excellent road links, the property features a contemporary kitchen, spacious lounge/diner and a convenient ground floor cloakroom. Upstairs includes three bedrooms, an en suite to the master and a family bathroom. Outside boasts a private rear garden and a driveway providing parking for two cars — an ideal home for families or first-time buyers.

GEORGE DAVID

NUTMEG CLOSE

• MODERN KINGSBROOK DEVELOPMENT • KITCHEN WITH INTEGRATED APPLIANCES • THREE BEDROOMS • EN SUITE AND CONTEMPORARY FAMILY BATHROOM • DRIVEWAY FOR TWO CARS • FANTASTIC ROAD LINKS • CLOSE TO SCHOOLS AND LOCAL AMENITIES • PRIVATE REAR GARDEN • SPACIOUS LOUNGE/DINER

LOCATION

Kingsbrook is an exciting new community of homes in Aylesbury. Designed in close consultation with RSPB, this beautiful location will ensure nature has a home too. Acres of meadowland, parks play areas & new schools will be built here making this a popular family destination. Kingsbrook is on the Southeast side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring & London. Please note there is an Estate Management charge.

ACCOMMODATION

Upon entering, you are welcomed by an entrance hall featuring stairs to the first floor, a useful storage cupboard and access to a cloakroom. The kitchen is well-appointed with an inset gas hob, oven, splashback and cooker hood, along with integrated appliances including a washing machine, dishwasher and fridge.

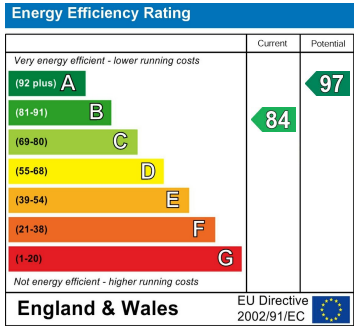
To the rear of the property is a spacious lounge/diner, offering ample room for a range of furniture and benefitting from an additional storage cupboard. French doors open out to the garden, allowing plenty of natural light to flow through the space.

The first floor hosts three well proportioned bedrooms. The master bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom. There is also loft access and an airing cupboard on the landing.

Outside, the property features a private rear garden with a patio seating area, lawn, shed and gated side access leading to the front. To the side of the house, a private driveway provides parking for two cars.

A superb home in a thriving new community, offering comfort, convenience and modern living throughout.

NUTMEG CLOSE



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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