

## PARADISE ORCHARD, BERRYFIELDS, AYLESBURY

OFFERS IN EXCESS OF £490,000

FREEHOLD

A well presented three bedroom detached family home located in the popular Berryfields development, within walking distance of Aylesbury Parkway Station and local schools. This spacious property offers versatile accommodation including a bright living room, modern kitchen, dining room/family room, downstairs cloakroom, three bedrooms with an en suite to the master, and a contemporary family bathroom. Externally, the home benefits from a landscaped rear garden, garage, dedicated office space, and driveway parking. Ideal for families seeking comfort, convenience, and excellent transport links.



# PARADISE ORCHARD

- DETACHED THREE BEDROOM FAMILY HOME
- POPULAR BERRYFIELDS DEVELOPMENT
- STYLISH KITCHEN WITH BREAKFAST BAR AND MODERN FITTED UNITS
- GARAGE AND DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- WITHIN WALKING DISTANCE TO AYLESBURY PARKWAY STATION AND LOCAL SCHOOLS
- VERSATILE DINING ROOM/FAMILY ROOM ADJOINING THE KITCHEN
- GARDEN WITH PATIO, LAWN AREAS AND BUILT-IN SEATING AREA
- CONTEMPORARY FAMILY BATHROOM WITH QUALITY FITTINGS
- MODERN EN SUITE TO MASTER BEDROOM
- PERFECT FOR FAMILIES AND COMMUTERS ALIKE



## LOCATION

Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside. The development benefits from good transport links by road towards Bicester/M40 and back to the town centre. The development is home to Aylesbury Parkway Station which offers mainline services into London Marylebone in just under an hour. There is a parade of shops and a Miller and Carter restaurant on the development as well as a secondary school and two primary schools, Berryfields C Of E Primary and Green Ridge Primary Academy.

## ACCOMMODATION

Upon entering the home, you are welcomed into a generous entrance hall, providing access to a convenient cloakroom and a practical utility room with space for appliances. The bright and airy living room features a large bay window that floods the space with natural light, creating a warm and inviting atmosphere.

There is a stylish and contemporary kitchen, thoughtfully designed with a breakfast bar and a range of integrated appliances, including a fridge/freezer, dishwasher and wine cooler. There is ample space for a range-style cooker, making this kitchen a true focal point for family life and entertaining. Adjacent to the kitchen is a versatile

dining room/family room, offering additional living space that can be adapted to suit your needs.

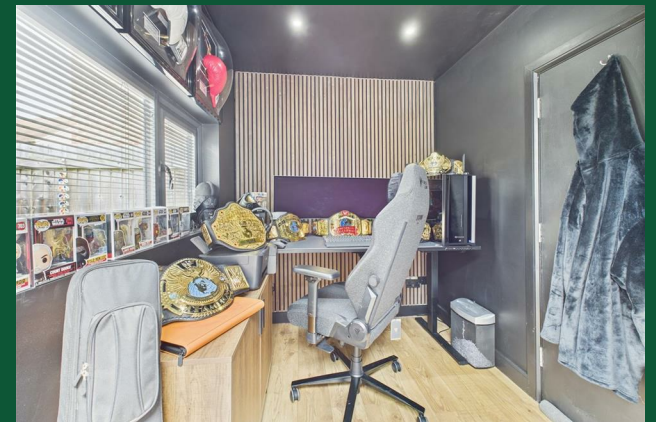
Upstairs, the first-floor landing features an airing cupboard and loft access, leading to three bedrooms. The master bedroom benefits from a modern en suite shower room, while the remaining bedrooms are served by a sleek and stylish contemporary family bathroom.

Outside, the landscaped rear garden is a true highlight of the property, thoughtfully designed for relaxation and entertaining. It includes a patio area, lawn, built-in seating with raised planters, and a raised decking area complete with a pergola—perfect for outdoor dining and summer gatherings.

The garage has been partly converted into a dedicated office space, ideal for those working from home, while still retaining useful storage. To the front of the property, there is driveway parking, providing off-road space for multiple vehicles.

This exceptional home combines modern style with practical living and is ready for immediate occupation.

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## ADDITIONAL INFORMATION

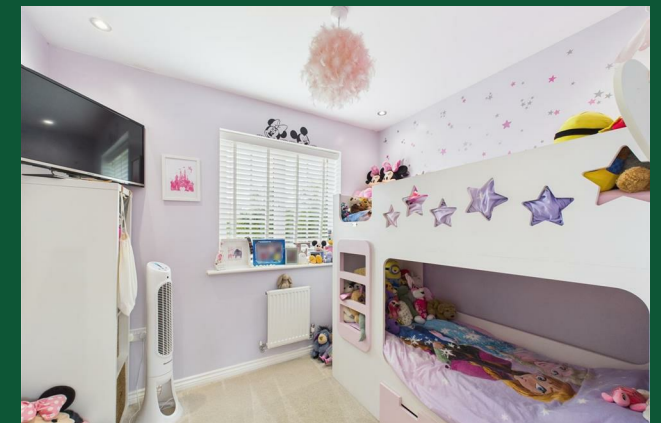
**Local Authority** – Buckinghamshire

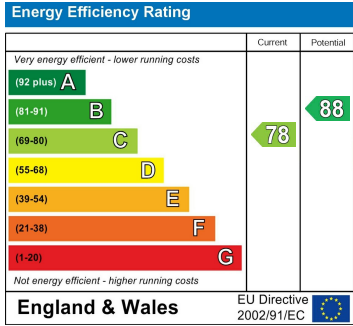
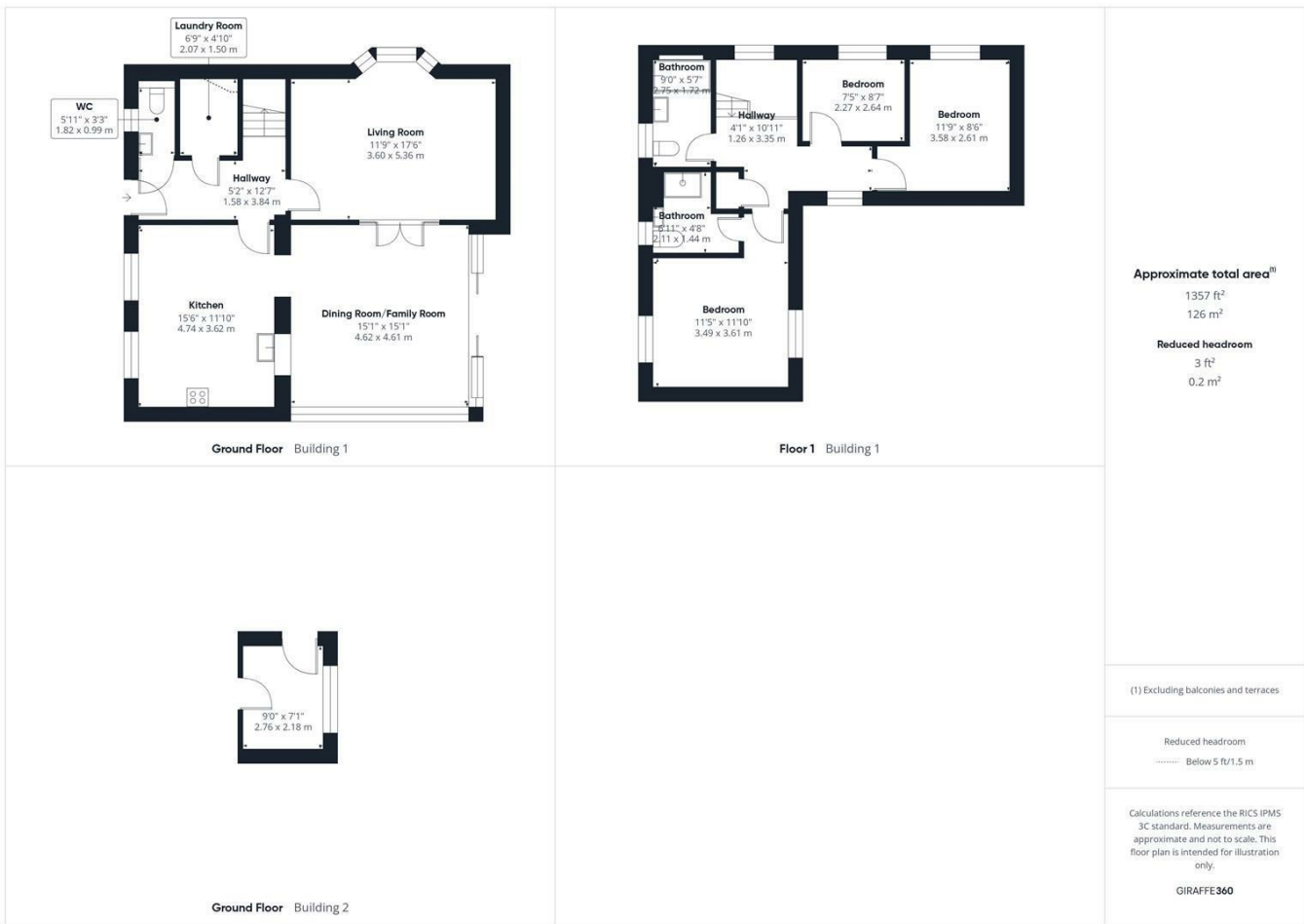
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1560.78 sq ft

**Tenure** – Freehold





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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