



Connells

Poplar Way
Ickford Aylesbury



Property Description

Situated on the highly regarded Deanfield Park development, this beautifully presented four-bedroom detached home offers stylish, spacious accommodation. Being less than five years old, it retains the fresh feel of a new-build.

The welcoming entrance hall provides access to a cloakroom and separate study. At the heart of the home is the impressive kitchen/dining room, designed for family living and entertaining, complemented by a separate utility room. Patio doors open onto the thoughtfully landscaped rear garden, while the spacious living room also enjoys direct garden access, creating a seamless flow between indoor and outdoor living.

Upstairs are four well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom has a stylish en-suite shower room, while bedrooms one and two feature built-in wardrobes.

Externally, the property offers a driveway, attached garage, landscaped front garden and convenient side access to the rear garden.



Poplar Way forms part of a sought-after modern development providing a peaceful lifestyle in this picturesque village, supported by an active community and a thriving local pub, 'The Rising Sun', which supports many village events including the annual Tug O war. The area also benefits from green open spaces, local amenities, well-regarded schools and excellent transport links, making it an ideal home for families and commuters alike.

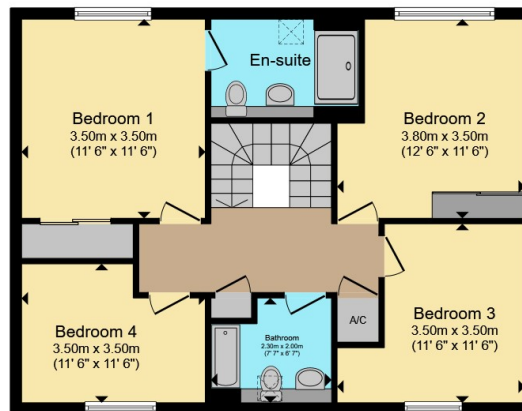
Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 159.0 m² (1,712 sq.ft.) approx

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.propertybox.io

Connells

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EPC Rating: C Council Tax
 Band: G

view this property online connells.co.uk/Property/THM307385



Tenure: Freehold



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