



Connells

Calville Gardens
Aylesbury



Property Description

Set within the highly desirable Berryfields development, this elegant four-bedroom detached home offers close to 1,500 sq. ft. of thoughtfully designed accommodation, finished to a high standard throughout.

The ground floor provides an inviting sense of space, with a generous living room and a striking 22ft kitchen. A separate utility room, cloakroom and a versatile additional ground-floor study add valuable flexibility, whether used for guests, multi-generational living or a dedicated home office.

At the rear, a beautifully light conservatory enhances the living space further, opening directly onto the garden.

The first floor features four well-proportioned bedrooms, including a refined principal suite complete with en-suite shower room, alongside a contemporary family bathroom

Outside, the home enjoys a private, enclosed rear garden, while a detached garage and driveway parking provide excellent convenience.

Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside. Benefits

from Aylesbury Parkway train station which offers services into London Marylebone in approx 1 hour. There are shops including a Sainsbury local, coffee shop, fish and chip shop and more. Green Ridge Primary Academy, Berryfields Church of England Primary School and The Aylesbury Vale Academy School are located on the development.

Entrance Hall

Door to front

Cloakroom

WC

Wash hand basin

Radiator

Wooden flooring

Study

Window to front

Radiator

Wooden flooring

Lounge

Carpet

Radiator

Kitchen

- Wall and base units
- Window to front and side
- Door to garden
- Built in single oven and microwave
- Gas hob
- Space for fridge freezer
- Extractor fan
- Wooden flooring
- Space for dining table

Utility Room

- Wall and base units
- Sink/drain
- Door
- Space for washing machine and dryer
- Wooden flooring

Conservatory

- Wooden flooring
- Window to rear
- Side door to garden

Bedroom One

- Window to front
- Carpet
- Radiator

Ensuite

- Shower cubicle
- WC

- Wash hand basin
- Window to front

Bedroom Two

- Window to front
- Carpet
- Radiator

Bedroom Three

- Window to rear
- Radiator
- Carpet

Bedroom Four

- Window to rear
- Carpet underfoot
- Radiator

Bathroom

- Part tiled
- Shower cubicle
- Bath
- WC
- Wash hand basin
- Window to rear

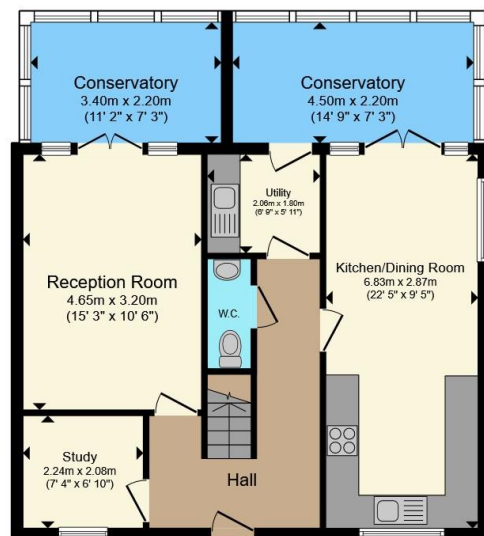
Garage

- Door to side
- Up and over door

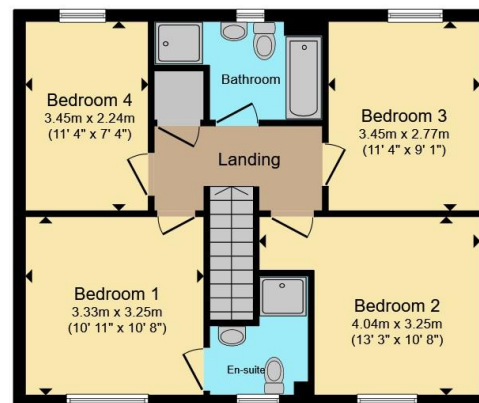




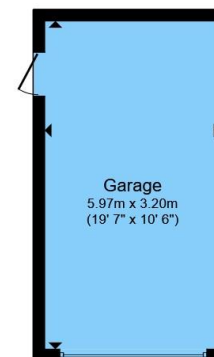




Ground Floor



First Floor



Garage

Total floor area 151.0 m² (1,625 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: E

Tenure: Freehold

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