



SORREL WAY, KINGSBROOK, AYLESBURY

OFFERS IN EXCESS OF £450,000

FREEHOLD

A stunning and extended three-bedroom, three-storey home located on the sought-after Kingsbrook development in Aylesbury. This beautifully presented property features a spacious top-floor master suite with dressing area and en-suite, fully integrated kitchen, extended living room, and landscaped garden. Modern, versatile and set in a vibrant community with excellent local amenities and transport links.



SORREL WAY

• SOUGHT AFTER KINGSBROOK DEVELOPMENT • EXTENDED SEMI • COMPLETE ONWARD CHAIN • DRIVEWAY PARKING TO THE SIDE • IMMACULATE CONDITION THROUGHOUT • INTERNAL VIEWING HIGHLY RECOMMENDED • FULLY INTEGRATED KITCHEN • CLOSE TO TOWN CENTRE AND SOUGHT AFTER SCHOOLS • TOP FLOOR MAIN BEDROOM WITH DRESSING AREA AND ENSUITE SHOWER ROOM • LANDSCAPED REAR GARDEN



Location

Kingsbrook is a new and exciting development on the South East side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring and London. The area has a popular primary school and family facilities including a children's play areas, and nearby there is a doctors surgery and a choice of shopping including Tesco Express, Lidl and a Sainsbury Local. There is also regular bus services into and around the town centre. Primary & Junior School – Broughton & Secondary Schools – The Grange & Aylesbury Grammar Schools.

Accommodation

Entrance hall with stairs to the first floor - Downstairs WC - Modern fitted kitchen with all appliances integrated - Living room with storage cupboard, fitted shelving, tv unit and hard flooring - Ground floor extension creates a dining room with hard flooring, Velux window, bi-folding doors to the garden and fitted storage cupboards - First floor landing with airing and storage cupboards - Bedrooms two and three both have fitted wardrobes - Four piece family bathroom suite - Study area with stairs to the top floor main bedroom suite - Top floor main bedroom suite which has been re-designed to create a designated dressing area with fitted storage, ensuite shower room - UPVC double glazing - Gas central heating - Fitted shutter blinds fitted to all windows through out the property (except the Velux)

Parking

Private driveway to the side of the property providing off road parking for several cars

Rear garden

Landscaped rear garden with lawn area, decked patio and wooden pergola. Boundary fencing with gated side access. Storage shed.

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