



Connells

Lark Vale
Aylesbury



Property Description

Set within the prestigious Watermead development, this elegant four-bedroom detached home offers refined modern living in one of Aylesbury's most sought-after lakeside settings.

Watermead is renowned for its landscaped scenery, peaceful wildlife lakes and picturesque walking routes, creating an exceptional residential atmosphere.

The property features a luxury recently renovated kitchen with premium quartz worktops, a stylish breakfast bar, high-quality integrated appliances and extended cabinetry for impressive storage and design flow.

A separate lounge provides a calm and inviting space for family living, while a dedicated study offers the ideal environment for remote working or a private home office.

Upstairs hosts four well-proportioned bedrooms, including a beautifully appointed master bedroom with en-suite.

The contemporary family bathroom is further enhanced by underfloor heating for added comfort.

Entrance Hall

Door to front, engineered wood underfoot, radiator

Lounge

Window to front, engineered wood underfoot, feature fireplace, radiator

Study

French doors to rear, engineered wood underfoot, radiator

Kitchen / Diner

Door and window to rear, tiling underfoot with underfloor heating, integrated fridge and separate freezer, dishwasher, washing machine, wall and base units, casing for boiler, gas hob and electric oven, sink/drain, quartz counter tops throughout

Landing

Wood effect flooring, loft and airing cupboard access

Bedroom One

Window to rear, wood effect flooring, radiator, built in wardrobes

En-Suite

WC, wash hand basin, shower cubicle, part tiling, tiling underfoot, towel radiator

Bedroom Two

Window to front and rear, wood effect flooring, radiator

Bedroom Three

Window to front, wood effect flooring, radiator, built in wardrobe

Bedroom Four

Window to front, wood effect flooring, radiator

Family Bathroom

Window to front, WC, wash hand basin, towel radiator, bath/mixer with shower over, tiling underfoot with underfoot heating

Loft Space

Fully boarded

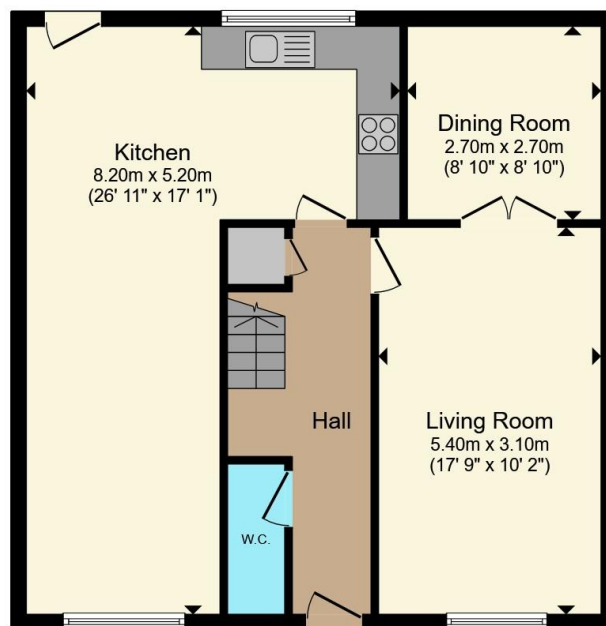
Front Garden

Driveway and access to rear garden









Ground Floor



First Floor

Total floor area 128.1 m² (1,379 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

To view this property please contact Connells on

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: D Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/ALS312857



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS312857 - 0002