



**Connells**

Stadium Approach  
Aylesbury



## Property Description

Set across three well-designed floors, this spacious four-bedroom family home offers versatile living accommodation in a sought-after village setting.

Upon entering the property, you are welcomed into a bright entrance hall which provides access to a convenient downstairs cloakroom and a front-aspect study that also serves perfectly as a fourth bedroom. The ground floor further benefits from a useful separate utility room, complete with plumbing and space for both a washing machine and dryer. To the rear of the property is a generous kitchen/dining room, flooded with natural light through patio doors that open onto the garden. This social hub of the home offers ample space for white goods and a dining area, ideal for everyday living and entertaining.

The first floor features a front-aspect lounge, creating a comfortable and relaxing living space. Completing this level is a well-proportioned bedroom served by the main family bathroom, fitted with a bathtub, wash hand basin and WC. The second floor is dedicated to the impressive master bedroom, benefiting from built-in wardrobes and its own private ensuite shower room. A further bedroom is also located on this floor, making it ideal for family, guests, or additional office space.

Externally, the property boasts a split-level rear garden with both patio and lawned areas—perfect for outdoor dining and

relaxation. The home is further enhanced by solar panels for energy efficiency.

## Entrance Hall

New flooring

## Cloakroom

WC

Wash hand basin

## Study/Bedroom Four

12' 4" x 7' 8" ( 3.76m x 2.34m )

Front aspect window

Carpet underfoot

## Utility Room

7' 9" x 5' 5" ( 2.36m x 1.65m )

Base units

Sink

Part tiling

Plumbing for washing machine

Space for washer and dryer

## Kitchen/Diner

14' 6" x 12' 2" ( 4.42m x 3.71m )

Rear Window

French doors to rear

Wall and base units

Space for dishwasher and fridge freezer

Sink/drain

Electric oven and gas hob

Wood flooring

### Lounge (first Floor)

14' 5" x 13' 11" ( 4.39m x 4.24m )

Carpet underfoot

Front aspect window

### Bathroom

Bath

WC

Wash hand basin

Part tiling

Window to rear

### Bedroom Three

10' x 6' 7" ( 3.05m x 2.01m )

Window to rear

Carpet underfoot

### Master Bedroom (top Floor)

14' 1" x 12' 6" ( 4.29m x 3.81m )

Window to front

Carpet underfoot

Built in wardrobe

### Ensuite To Master

Shower cubicle

WC

Wash hand basin

Shaving point

Part tiling

### Bedroom Two

14' 7" x 10' ( 4.45m x 3.05m )

Window to rear

Carpet underfoot

### Rear Garden

Split level garden

Patio

Laid lawn

Enclosed fencing with back gate

Solar panels

EV car charger

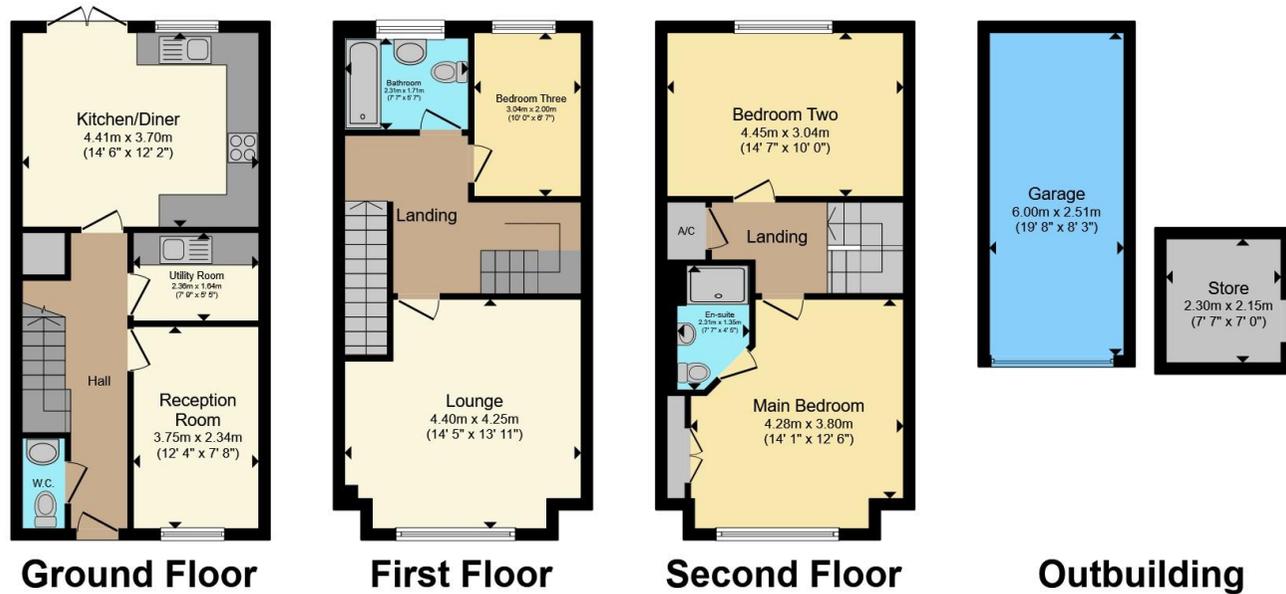
### Garage

19' 8" x 8' 3" ( 5.99m x 2.51m )









Total floor area 140.1 m<sup>2</sup> (1,508 sq.ft.) approx

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EPC Rating: C Council Tax Band: D

Tenure: Freehold

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