



Connells

Noble Crescent
Aylesbury



Property Description

Introducing this contemporary four-bedroom terraced townhouse, arranged over three floors and positioned within the ever-popular Berryfields development. Offered to the market with no onward chain, this home delivers modern living, flexible space, and an excellent location.

The ground floor comprises a welcoming entrance hall, cloakroom, a useful study, separate utility room, and a generously sized bedroom—ideal for guests, home working, or multigenerational living.

The first floor forms the heart of the home, featuring a sleek kitchen/dining room with a full range of integrated appliances, including a dishwasher, washing machine, fridge/freezer, gas hob, and double electric oven. Juliet balconies to the front enhance the sense of space and light. The spacious lounge, also benefiting from Juliet doors, provides a perfect setting for both everyday living and entertaining.

On the top floor are three further bedrooms, led by the master suite with fitted wardrobes and a modern en-suite shower room. All fitted bedroom furniture was installed by Sharps and remains under warranty for a further 18 months. A contemporary family bathroom completes this level.

Externally, the rear garden is fully enclosed

with a laid lawn, offering a private and low-maintenance outdoor space. Additional benefits include a garage and driveway parking.

Well located for local amenities, shops, and highly regarded school catchments.

Entrance Hall

Door to front, carpet and tiles underfoot, radiator

Cloakroom

WC, wash hand basin, tiling underfoot

Sitting Room/Study

12' 8" x 10' (3.86m x 3.05m)
Carpet underfoot, radiator

Bedroom Three

10' 6" x 9' 6" (3.20m x 2.90m)
Window to rear, carpet underfoot, radiator

Utility Room

7' 7" x 6' (2.31m x 1.83m)
Door to rear, tiling underfoot, wall and base units, boiler

Landing

Carpet underfoot, airing cupboard

Kitchen/Diner

18' 8" x 17' 1" (5.69m x 5.21m)

Two Juliet doors to front, wall and base units, integrated dishwasher, fridge/freezer, washing machine, gas ob and electric double oven, sink/drain, tiling underfoot

Lounge

18' 7" x 10' 8" (5.66m x 3.25m)

Juliet doors to rear, carpet underfoot

Bedroom One

14' 9" x 8' 9" (4.50m x 2.67m)

Two windows to front, carpet underfoot, radiator, built in wardrobes

En-Suite

WC, WHB, Shower cubicle, part tiling, tiling underfoot

Bedroom Two

10' 8" x 9' 11" (3.25m x 3.02m)

Window to rear, carpet underfoot, radiator, built in wardrobe

Bedroom Four

8' 2" x 7' 5" (2.49m x 2.26m)

Window to rear, carpet underfoot, radiator, built in wardrobe

Bathroom

WC, WHB, bath/mixer with shower, radiator, part tiling, tiling underfoot

Rear Garden

Laid lawn and enclosed fencing

Parking

Driveway

Garage

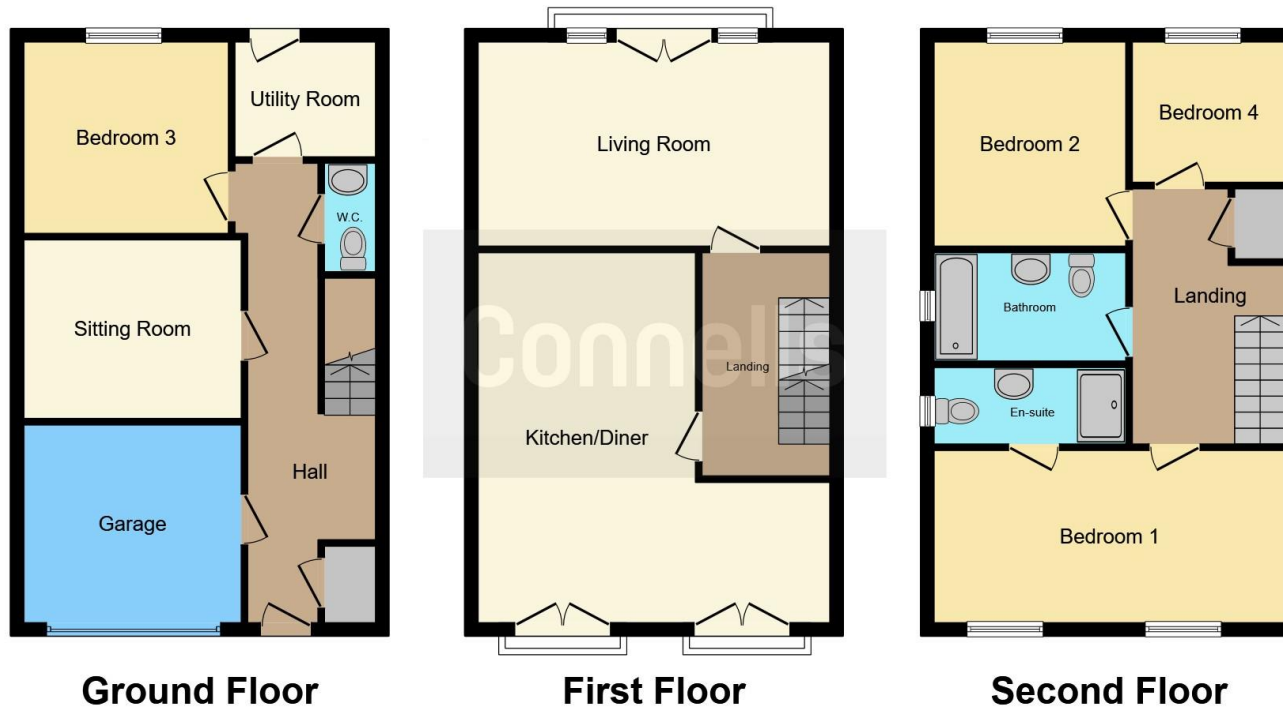
10' 5" x 7' 1" (3.17m x 2.16m)

Up and over door, power and lighting









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.focalagent.com

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EPC Rating: C Council Tax Band: E

Tenure: Freehold

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