



11 Marston Gate

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7AA



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Superb family four bedroom detached home set in the highly sought after Kingsbrook development. The property has a large lounge, generous kitchen diner, utility room, downstairs WC, four good size bedrooms, en-suite to the master bedroom, four piece family bathroom, double length driveway, larger than average single garage and a rear garden enjoying a sunny aspect.

## Offers in excess of £550,000

- Highly Sought After Area
- En-Suite to Master Bedroom
- Large Lounge
- Composite Decking
- Four Bedrooms
- Four Piece Bathroom
- Large Single Garage
- Kitchen/Diner & Utility

### Kingsbrook

Kingsbrook is one of Aylesbury's new and exciting developments set 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. As well as improving roads and public transport, Kingsbrook will create the ideal destination to live, work and play, with key amenities including:

Children's nurseries  
Two new primary schools  
A new secondary school  
Community centres  
Local shops and a neighbourhood centre  
Parks and open spaces  
Allotments and community orchards  
A 250 acre area of wildlife rich open space  
Children's play areas and recreational spaces  
Sports facilities  
Employment area

### Local Authority

Buckinghamshire Council

### Council Tax

Band TBC.

### Services

All mains services



A four bedroom family home offered to the market in excellent condition and situated on the highly sought after Kingsbrook development. Generous well appointed rooms would ideally suit a larger family or those who enjoy entertaining.



**Entrance**

Door to an entrance hall with stairs to first floor, cloaks cupboard and a door to the Downstairs cloakroom comprising of a WC and wash basin.

**Lounge**

A large dual aspect room with bay window overlooking the front aspect and double doors opening into the rear garden, The room is very generous and ideal for a larger family or space to entertain.

**Kitchen/Diner**

Comprising of base and wall mounted units, pan drawers, integrated oven, five ring gas hob with extractor hood over, space for a dishwasher and space for a American style fridge/freezer, solid wood work tops, inset sink with mixer tap, space for table and chairs, with ceiling down lights, window to rear, double doors to garden and doors to the hallway and utility room.

**Utility**

Base units with worktops over, space for washing machine, wall mounted boiler and door to side access.

**Landing**

Doors to all rooms, door to airing cupboard and further storage cupboard over the stairs.

**Master Bedroom**

A good size double room with built in wardrobes with sliding doors, window overlooking the rear garden and door to the en-suite.

**En-Suite**

Comprising of a newly fitted three piece suite including a WC, wash basin and a large shower cubicle. The room has contrasting wall tiling, heated towel rail, Amtico wood effect flooring and window to the rear aspect.

**Bedroom Two**

Large double room with window to front aspect, recess for wardrobes and space for other furniture.

**Bedroom Three**

Double size room with space for a double bed and other furniture and with a window overlooking the rear garden.

**Bedroom Four**

Generous size bedroom currently used as an office.

**Bathroom**

Comprising of a four piece suite including a WC, wash basin, panelled bath and separate shower cubicle. The room has contrasting wall tiling, heated towel rail, Amtico wood effect flooring and window to front aspect.

**Front Garden**

Open plan frontage with established planters.

**Driveway & Garage**

A double length driveway leading to a larger than average single garage with up and over door, eaves storage, light and power points.

**Rear Garden**

Landscaped with a recently installed composite decking area with ornate screening offering a good degree of privacy while entertaining or enjoying the sunshine. The rest of the garden is mainly lawned with a gated side access to the front of the property and all enjoying a sunny aspect.

**Estate Charge**

Circa - £400 Per Annum

**Buyers Notes**

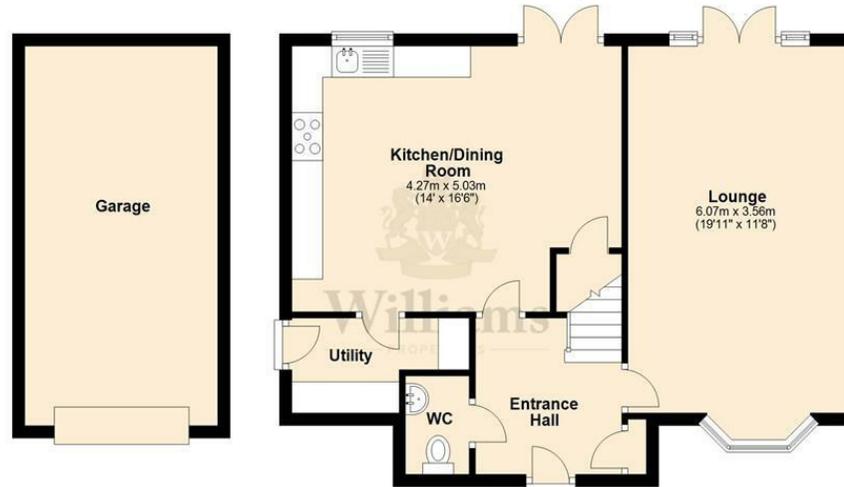
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



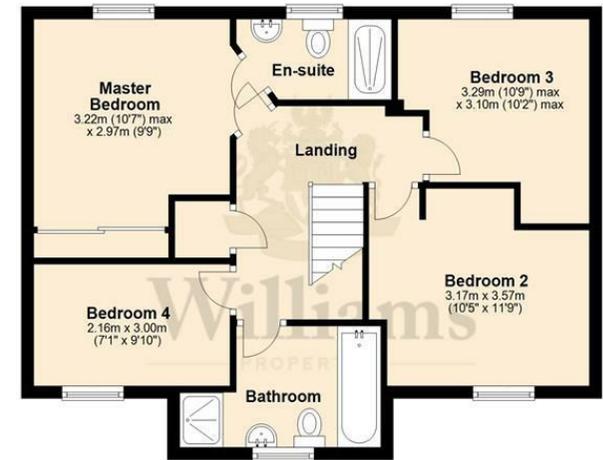
### Ground Floor

Approx. 75.4 sq. metres (811.5 sq. feet)



### First Floor

Approx. 56.6 sq. metres (608.8 sq. feet)



Total area: approx. 132.0 sq. metres (1420.3 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
Plan produced using PlanUp.



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.