



Sutton Grove

Broughton | Aylesbury | | HP22 7EU





# Sutton Grove

Broughton | Aylesbury | | HP22 7EU

Williams Properties are pleased to welcome to the market this superb four bedroom three storey detached family home in the contemporary development of Kingsbrook, Aylesbury. The property is in excellent condition throughout and benefits from an entrance hall, living room, open plan kitchen/diner, utility room, downstairs cloakroom, four bedrooms with en-suite to master and two family bathrooms. Fully enclosed side garden and a garage and driveway. Viewing is highly recommended on this lovely home.

Offers in excess of £575,000

## Kingsbrook

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, Wenzels and a Sainsbury Local. There is also regular bus services into and around the town centre. Primary & Junior School – Broughton & Secondary Schools – Kingsbrook Secondary School, The Grange & Aylesbury Grammar Schools.

## Council Tax

Band F

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Hallway

Enter the property through the front door leading into the entrance hall with stairs rising to the first floor and doors leading off to the lounge, kitchen/diner and downstairs cloakroom. There is tiles laid to flooring, one radiator panel and a pendant light to the ceiling.

## Cloakroom

The cloakroom is comprised of tiled flooring, a low level WC, a pedestal hand wash basin with a mixer tap, tiling to splash sensitive area, a wall mounted radiator and a single fitted light to the ceiling.

## Living Room

The lounge is light and airy and comprises of carpet laid to floor, two pendant light fittings to the ceiling, a window to the side aspect and a bay window to the front aspect. Space for a three piece suite and other living room furniture.





- Detached Four Bedroom Home
- Kingsbrook Development
- Garage & Driveway
- Kitchen/Diner & Utility Room
- Close To Schools
- Corner Plot
- Two Bathrooms & an En Suite
- Viewings Highly Recommended

#### Kitchen/Diner

The kitchen/dining room is a good size and comprises of tiled flooring, a range of modern base and wall mounted units, laminate work surfaces, stainless steel sink with draining board and mixer tap, an integrated double oven with a gas hob and extractor fan overhead, integrated dishwasher and fridge/freezer, spot lights to the ceiling, a cupboard housing the boiler, one wall mounted radiator panel, a bay window to the front aspect and a box shaped vertical windows and double doors leading out to the enclosed side garden and a door to the utility room. There is space for a dining table with several chairs and other dining room furniture.

#### Utility Room

Comprising of base and wall mounted units with work surfaces, a wall mounted radiator panel and an under stairs storage cupboard and a door leading out to access passage to the rear of the property. Space under work surfaces for a washing machine and other white goods.

#### Landing

The first floor landing is comprised of carpet underfoot, a wall mounted radiator panel, window to the front and rear aspects, stairs rising to the second floor landing and doors leading to two double bedrooms and the family bathroom.

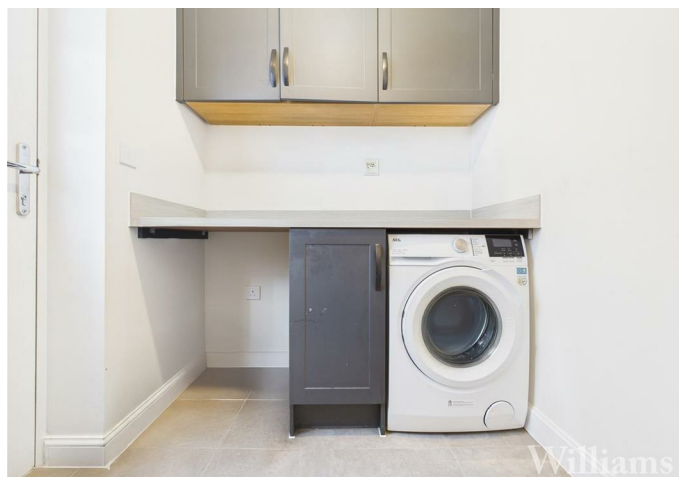
#### Master Bedroom & En Suite

The master bedroom comprises of carpet laid to the floor with a pendant light and fitted light to the ceiling, a wall mounted radiator, a window to the front aspect, the dressing area features multiple integrated wardrobes and there is space for a double bed and other bedroom furniture.

The en-suite comprises of wood effect flooring, a fitted light to the ceiling, a shower cubicle with a glass sliding door, pedestal hand wash basin with a mixer tap, low level WC, a heated towel rail and a frosted window to the side aspect.

#### Bedroom Three

Bedroom three comprises carpet laid to the floor with a wall mounted radiator, a window to the front aspect, pendant light to the ceiling and space for a double bed and other bedroom furniture.





The property is within walking distance to local amenities which include a supermarket and Doctors surgery. Local schools include Kingsbrook View Primary Academy, Birtton C of E Combined School, St. Louis Catholic Primary School and Aylesbury Grammar Schools.



### Bathroom

The family bathroom comprises of wood effect flooring, a fitted light to the ceiling, a panelled bathtub with a mixer tap, pedestal hand wash basin with a mixer tap, a low level WC, heated towel rail, tiles to the wall surround and a frosted window to the side aspect.

### Landing

The second floor landing area features carpeted flooring, a pendant light to the ceiling, wall mounted radiator, a skylight window to the rear, doors leading to two further bedrooms and a family shower room.

### Bedroom

Bedroom two features carpet laid to the floor, a wall mounted radiator, dormer window to the front aspect, wall-to-wall integrated wardrobes, access to roof void and space for a double bed and other bedroom furniture.

### Bedroom

The fourth bedroom is comprised of carpet laid to the floor, a wall mounted radiator, dormer window to the front aspect and space for a single bed and other bedroom furniture.

### Shower Room

The shower room is composed of wood effect flooring, a fitted light to the ceiling, integrated shower unit, a pedestal hand wash basin with a mixer tap, a low level WC, heated towel rail and tiles to splash sensitive areas.

### Garden

The enclosed rear garden is comprised of a patio pathway, leading from the kitchen/diner French double doors to both front and side access gates and grass lawn laid to the remainder.

### Garage & Parking

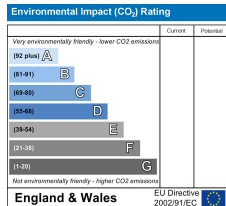
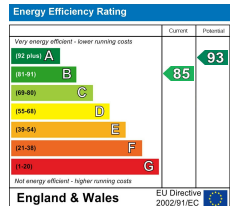
There is a single garage to the side of the property with power, lights, an up-and-over door and driveway space for two vehicles ahead.

### Estate Charges

£201 per annum

### Buyer Notes

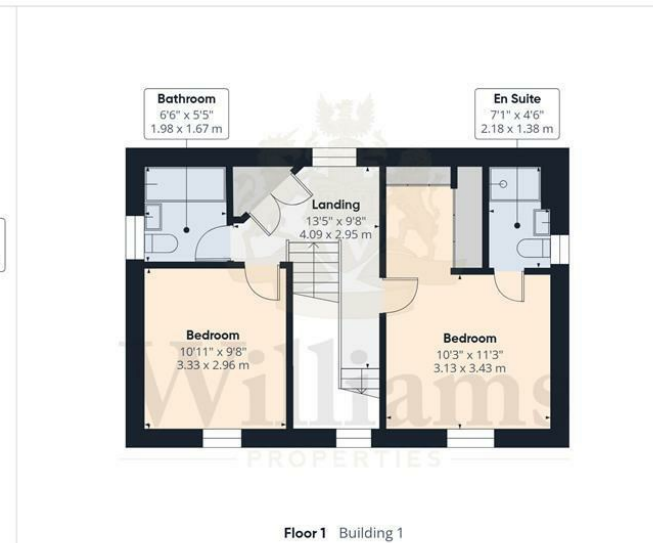
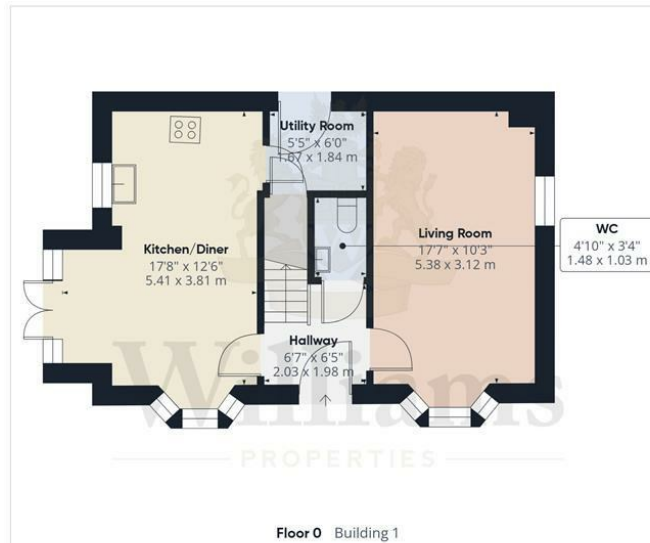
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.











Approximate total area<sup>m</sup>

1424 ft<sup>2</sup>

132.3 m<sup>2</sup>

Reduced headroom

43 ft<sup>2</sup>

4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Williams Properties  
8-10 Temple Street  
Aylesbury  
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties  
Web: www.williams.properties  
Tel: 01296 435600

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.