

hillyards.



Hillyards are pleased to offer to the market this four double bedroom family home located on a popular modern development on the Southside of Aylesbury. The property consists of entrance hall, kitchen/diner, lounge and guest cloakroom, the first floor accommodation comprises two bedrooms and main family bathroom and second floor offers master bedroom with en-suite and bedroom. The property benefits additionally from having an enclosed rear garden, garage with driveway parking, UPVC double glazing & gas central heating. A viewing is highly recommended.

£329,950 Freehold

Foskett Way, Aylesbury, Buckinghamshire. HP21 9AB

Ground Floor

Entrance Hall:

Enter via UPVC double glazed front door, stairs rising to first floor with recess under, radiator, wood floor, doors to lounge, kitchen/diner and cloakroom.

Guest Cloakroom:

A two piece white suite consisting of low-level w/c and wash hand basin, tiling to water sensitive areas, radiator, extractor fan.

Kitchen/Diner:

18'8 x 8'8 (5.69m x 2.64m)

A range of wall and base level units with roll top work surfaces and tiled splashbacks, inset 1½ bowl sink and drainer unit with mixer tap, integrated electric oven and four ring gas hob with cooker hood over, built-in fridge/freezer, space and plumbing for washing machine and dish washer, ceiling inset down lighting, radiator, UPVC double glazed window to front and side aspect.

Lounge:

15'6 x 11'5 (4.72m x 3.48m)

UPVC double glazed window to rear aspect, radiator, telephone and television points, UPVC double glazed French doors to rear garden.

First Floor

Landing:

Stairs rising from ground floor and to second floor, radiator, airing cupboard, doors to all first floor accommodation.

Bedroom 2:

15'6 x 8'10 (4.72m x 2.69m)

Two UPVC double glazed windows to rear aspect, radiator, television point.

Bedroom 3:

15'6 x 9' (4.72m x 2.74m)

Two UPVC double glazed windows to front aspect, radiator, telephone point.

Bathroom:

A three piece white suite consisting of panel bath with mixer tap and shower attachment, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, heated towel rail, extractor fan, UPVC double glazed window to side aspect.

Second Floor

Landing:

Stairs rising from first floor, radiator, doors to all second floor accommodation.

Bedroom 1:

13'3 x 12'7 (4.04m x 3.84m)

Two UPVC double glazed windows to front aspect, radiator, built-in wardrobe providing a range of hanging and shelved storage space plus additional storage cupboard, door to en-suite.

En-suite Bathroom:

A three piece white suite consisting of double shower cubicle, low-level w/c and pedestal wash hand basin with mixer tap, tiling to water sensitive areas, radiator, extractor fan.

Bedroom 4:

15'6 x 8'10 (4.72m x 2.69m)

Two UPVC double glazed window to rear aspect, radiator, access to loft via ceiling inset hatch.



