



Sorrel Way

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7BZ



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360 VIRTUAL TOUR Williams Properties would like to welcome to the market this superb four bedroom detached house in the new and desirable location of Kingsbrook. The property is well presented throughout and offers a living room, generous kitchen/diner, utility room, downstairs cloakroom, study, four bedrooms with en suite to master and family bathroom. There is an enclosed rear garden, a single garage & driveway parking. Viewing is highly recommended on this modern family home.

Asking price £600,000

- Freehold
- Detached Family Home
- Four Bedrooms
- New & Desirable Location
- Garage & Driveway Parking
- Immaculate Throughout
- Utility Room
- Study

Kingsbrook

Kingsbrook is a new residential area 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 area, shopping parade with a convenience store, video shop and takeaways as well as a doctor's surgery nearby. There is also regular bus services into and around the town centre. Primary School - Kingsbrook View Primary Academy & Berton C of E Primary School - Secondary Schools - The Grange & Aylesbury Grammar Schools

Council Tax

Band F

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

The entrance hall consists of wood flooring, recess spotlights, wall mounted radiator and carpeted stairs rising to the first floor. Doors to living room, kitchen/diner and downstairs cloakroom.

Living Room

The living room consists of carpet laid to floor, light pendants to ceiling, wall mounted radiator and a bay window to the front aspect. Space for a three piece suite and a range of other living room furniture.



A four bedroom family home offered to the market in excellent condition and situated on the highly sought after Kingsbrook development. Local schools include Kingsbrook View Primary Academy, Bierton C of E Combined School and secondary schools, The Grange School and Aylesbury High and Grammar School.



Kitchen / Diner

The kitchen/diner comprises a range of wall and base mounted units with wood effect work surfaces, inset sink bowl unit with mixer tap, draining board and window over, inset gas hob and extractor fan. Integrated fridge/freezer, double oven and dishwasher. Recess spotlights, under cupboard spotlights and wood effect flooring. Double doors leading out to the rear garden, door to the utility room and ample space for dining table and chairs.

Utility Room

The utility room consists of a range of wall and base mounted units with wood effect work surfaces, inset stainless steel sink unit with mixer tap and draining board, space for washing machine and tumble dryer. Window to the rear aspect.

Downstairs Cloakroom

The downstairs cloakroom consists of a low level WC, pedestal hand wash basin with tiling to splash sensitive areas. Window to the side aspect, wood effect flooring and wall mounted radiator.

Play Room / Study

The play room/office consists of wood effect flooring, light pendant to ceiling, wall mounted radiator and window to the front aspect. Space for office furniture, kids play room and/or extra storage space.

First Floor

Carpeted first floor with doors to all four bedrooms, bathroom and access to loft space.

Master Bedroom

The master bedroom consists of carpet laid to floor, light pendant to ceiling, wall mounted radiator and window to the front aspect. Space for king/double bed and other bedroom furniture. Door to the en suite.

En Suite

The en suite comprises of a low level WC, hand wash basin and shower cubicle with overhead shower. Tiles to splash sensitive areas, recess spotlights and window to the side aspect.

Bedroom Two

Bedroom two consists of carpet laid to floor, light pendant to ceiling, wall mounted radiator and double windows to the front aspect. Space for a double bed and other bedroom furniture.

Bedroom Three

Bedroom three consists of carpet laid to floor, light pendant to ceiling, wall mounted radiator and double windows to the rear aspect. Space for a double bed and other bedroom furniture.

Bedroom Four

Bedroom four consists of carpet laid to floor, light pendant to ceiling, wall mounted radiator and window. Space for a single bed and other bedroom furniture.

Bathroom

The bathroom comprises of a low level WC, hand wash basin and a panelled bathtub. Tiling to splash sensitive areas, wood effect flooring and window to the rear aspect.

Garden

Enclosed garden with a paved patio area leading to a raised decking area with pergola. Grass laid to the remainder, rear flower beds and gated access to the driveway.

Driveway & Garage

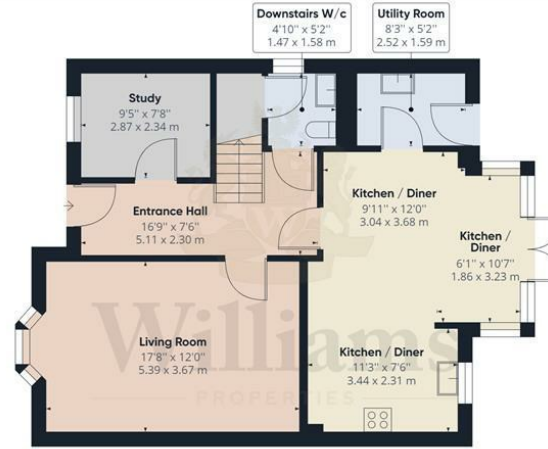
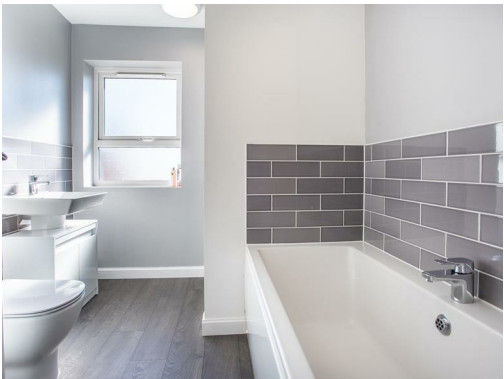
Driveway parking for two vehicles. Single garage with light and power.

Buyer Notes

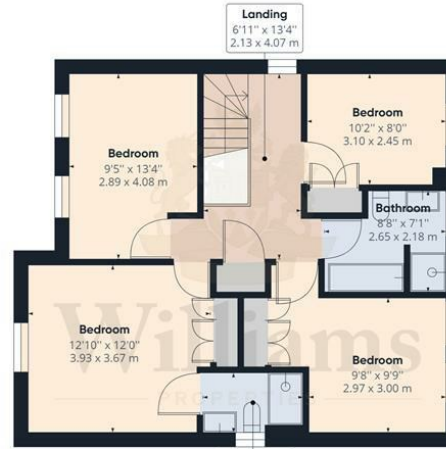
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		85	93
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



Floor 0 Building 1



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Approximate total area⁽¹⁾

1436.48 ft²

133.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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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.