



Pershore Way

Exemplar Park | Aylesbury | Bucks | HP18 0WN





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A well presented four bedroom mid-terrace home on the popular Berryfields development in Aylesbury. The property comprises of a lounge, kitchen and dining room to the downstairs whilst the upper floor consists of four bedrooms and two bathrooms. There is a south facing rear garden which enjoys a sunny aspect and an allocated parking space and a garage.

## Guide price £325,000

- Four Bedrooms
- Two Bathrooms
- Parking
- South Facing Garden
- Fitted Kitchen
- Fitted Bathroom
- Popular Development
- Garage

### Berryfields

Berryfields is a new development nestled on the edge of Aylesbury within stunning open countryside. The development boasts a new Aylesbury Vale Academy, community centre and excellent transport links, including the Aylesbury Parkway Train Station with its regular direct link to London Marylebone in just under an hours journey. There are a number of walkways and local parks ideal for an active family. Easy access to A41 and M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles from Aylesbury town centre .

### Services

All main services available

### Local Authority

Aylesbury Vale District Council

### Council Tax

Band D

### Entrance

Entrance via composite front door into entrance hall, tiling to floor, wall mounted radiator panel, door to rooms and downstairs WC.

### Downstairs Cloakroom

Downstairs WC comprising of low level WC and pedestal hand wash basin.



The property has a south-facing garden and patio area which benefits from a sunny aspect. There is a garage with eaves storage and power, and one allocated parking space to the rear.



**Lounge/Dining Room**

Open plan lounge and dining room area with a TV point, carpet laid to floor, two wall mounted radiator panels, UPVC double glazed windows to rear aspect, french doors leading to garden. Understairs storage cupboard and room for a sofa in the lounge and dining table in chairs in the dining area.

**Kitchen**

A fitted kitchen tiling laid to floor, with a range of base and wall mounted units, roll top work top, integrated four-ring hob and extractor fan, integrated fridge/freezer, integrated double oven, integrated dishwasher, space and plumbing for a washing machine, stainless steel sink and draining board with mixer tap, TV aerial point. UPVC double glazed window to front aspect. Studio lighting to ceiling.

**First Floor**

Stairs rising from ground floor to first floor landing, doors to all bedrooms and bathroom. L-shaped landing with window at top of stairs, cupboard housing water tank, wooden banister, two lights to the ceiling, smoke alarm and switch for the extractor fan.

**Master Bedroom**

Master bedroom, entrance via a wooden door and comprising of carpet laid to floor, two wall mounted radiator panels, single UPVC double glazed window to front aspect, built in wardrobe with mirrors, TV aerial point. Room for a double bed and other furniture, door leading to en-suite.

**En-Suite**

En-suite comprising of single shower stall, tiles laid to floor, white pedestal hand wash basin, white low level WC, chrome effect towel rail, extractor fan, single light fitting and modesty window to front aspect.

**Bedroom Two**

Bedroom two comprising of double UPVC double glazed window to rear aspect, carpet laid to floor, wall mounted radiator, ceiling light fixture. Room for a bed and other furniture.

**Bedroom Three**

Bedroom three comprising of double UPVC double glazed window to front aspect, carpet laid to floor, wall mounted radiator, ceiling light fixtures. Room for a bed and other furniture.

**Bedroom Four**

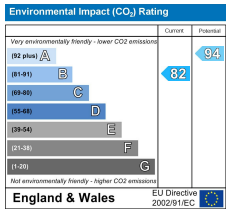
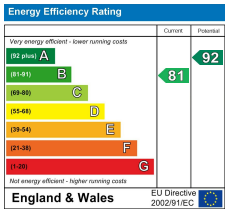
Bedroom two comprising of double UPVC double glazed window to rear aspect, TV aerial point, carpet laid to floor, wall mounted radiator, ceiling light fixture. Room for a bed and other furniture.

**Garden**

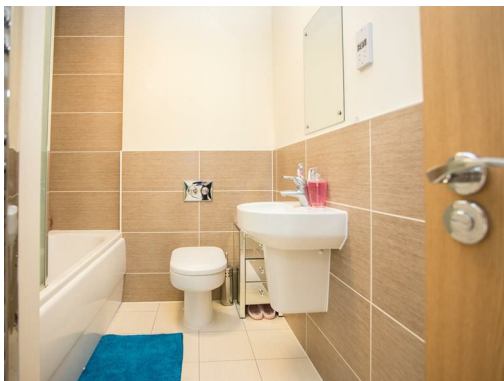
A bright and sunny aspect south facing garden comprising of patio area with steps and a path leading to an expanse of lawn, and back gate at the rear of the garden leading to the garage. Flowerbeds to borders and a wooden fence to the perimeter.

**Garage**

A single brick garage with up and over door, eaves storage, power and light.

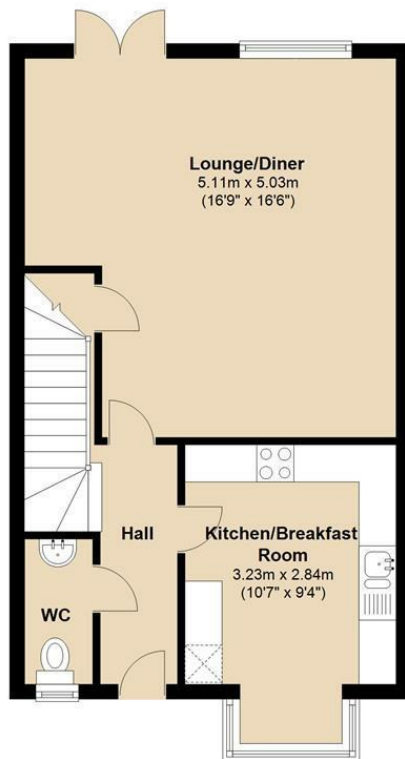






## Ground Floor

Approx. 56.0 sq. metres (602.7 sq. feet)



## First Floor

Approx. 56.4 sq. metres (607.1 sq. feet)



Total area: approx. 112.4 sq. metres (1209.8 sq. feet)



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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.