



Nicholas Charles Crescent

Berryfields, | Aylesbury | Buckinghamshire | HP18 0GU





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Williams Properties are delighted to welcome to the market this fantastic five bedroom mid terrace property on the sought after development of Berryfields, Aylesbury. The property boasts an entrance hall, family room, spacious kitchen/dining room, bright living room with balcony, two family bathrooms, master bedroom with en suite, four further bedrooms, enclosed rear garden, garage and two allocated parking spaces. Internal viewing comes highly recommended to truly appreciate this superb family home.

Offers in excess of £390,000

## 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 .

## Local Authority

Aylesbury Vale District Council

## Council Tax

Band E

## Services

All main services available

## Entrance

Enter the property via a composite front door leading in to the entrance hall with doors leading off to the kitchen/dining room, WC, storage cupboard and family room. Stairs rise to the first floor.







- Town House
- Large Kitchen/Diner
- South Facing Rear Garden
- Downstairs Cloakroom
- Five Bedrooms
- Three Bathrooms
- Garage & Two Allocated Spaces
- Sought After Development

#### **Kitchen/Dining Room**

The kitchen/dining room is large and comprises of high gloss tiles laid to the floor, spot lights to the ceiling, a range of base and wall mounted units, laminate work surfaces, stainless steel sink with draining board and mixer tap, integrated oven with gas hob and extractor fan over, integrated fridge/freezer, UPVC window to the rear aspect, space for a dining table with several chairs, UPVC double doors to the rear, television aerial point and a light fitting to the ceiling.

#### **Family Room**

The family room comprises of carpet laid to the floor with a light fitting to the ceiling, television aerial point, UPVC window to the front aspect and space for a range of furniture.

#### **WC**

The downstairs cloakroom is a good size and comprises of tiles laid to the floor and most of the wall surround, low level WC, pedestal hand wash basin, wall mounted radiator panel and a light fitting to the ceiling.

#### **First Floor Landing**

The first floor landing comprises of carpet laid to the floor and gives access to the family bathroom, living room, bedroom two and bedroom five/study. Stairs rise to the second floor.

#### **Living Room**

The living room comprises of carpet laid to the floor with two light fittings to the ceiling, television aerial point, one wall mounted radiator panel, UPVC double doors letting in a great deal of natural light and leading out to the balcony, space for a three piece suite and other furniture.



The property is within very close proximity to Aylesbury Vale Parkway Station offering services to London Marylebone in under an hour. Aylesbury Vale Academy and Berryfields Church of England Primary are both several minutes walk to and from the house. Viewing comes highly recommended on this perfect family home.



**Family Bathroom**

The family bathroom comprises of tiles laid to the floor with spot lights to the ceiling, white panelled bathtub with shower overhead and glass curtain, low level WC, pedestal hand wash basin, chrome towel radiator and tiles to the wall surround.

**Bedroom Two**

Bedroom two comprises of carpet laid to the floor with a light fitting to the ceiling, one wall mounted radiator panel, UPVC double doors leading out to the balcony and space for a double bed and other bedroom furniture.

**Bedroom Five/Study**

Bedroom five/study is currently set up as a study and comprises of carpet laid to the floor with a light fitting to the ceiling, UPVC double doors leading out to the balcony and space for a range of furniture.

**Second Floor Landing**

The second floor landing comprises of carpet laid to the floor and gives access to the master bedroom with en suite, second floor bathroom, bedroom three and four and a storage cupboard.

**Master Bedroom & En Suite**

The master bedroom comprises of carpet laid to the floor with pendant light fittings and spot lights to the ceiling, television aerial point, integrated wardrobes down one wall, UPVC windows to the rear aspect, two wall mounted radiator panels, storage cupboard and space for a double bed and other bedroom furniture. Door leading through to the en suite-

The en suite comprises of tiles laid to the floor with a double power shower stall, low level WC, pedestal hand wash basin, chrome towel radiator panel and tiles to the wall surround.

**Second Floor Bathroom**

The second floor bathroom comprises of tiles laid to the floor, panelled bathtub with shower over and glass curtain, low level WC, pedestal hand wash basin, chrome towel radiator and tiles to the wall surround.

**Bedroom Three**

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

**Bedroom Four/Dressing Room**

Bedroom four is currently set up as a dressing room and comprises of carpet laid to the floor with a light fitting to the ceiling, one wall mounted radiator panel, UPVC window to the front aspect and space for a range of furniture.

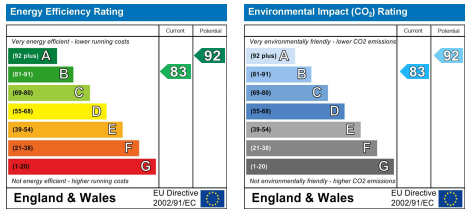
**Rear Garden**

The rear garden is fully enclosed and enjoys a sunny aspect with lawn and a garden path leading to the rear. Space for a range of garden apparatus.

**Garage & Parking**

Single garage block allowing for secure parking for one vehicle and a further two allocated parking spaces.

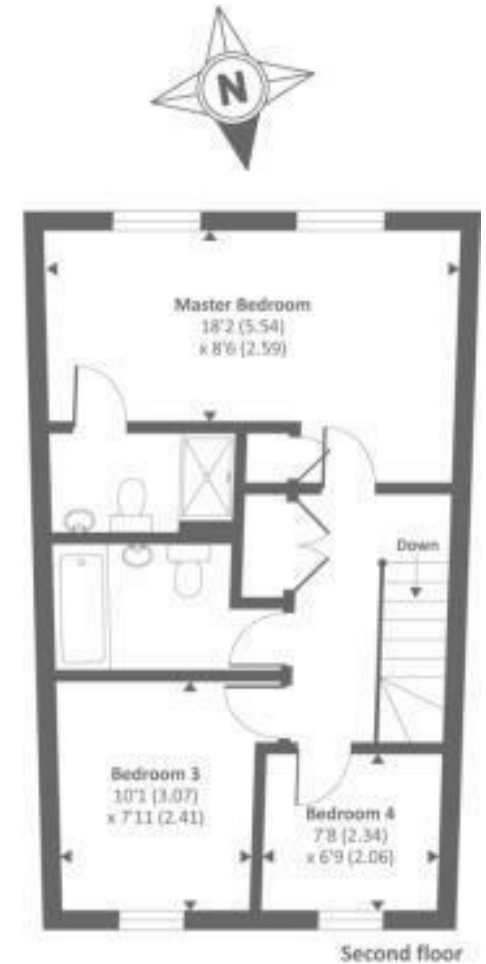
**AWAITING FLOOR PLAN**











Approx. gross internal floor area 1616 SQFT / 151.1 SQM  
Approx. gross external floor area 1874 SQFT / 174.1 SQM