





# BLUE ROCK DRIVE, BERRYFIELDS, AYLESBURY

**OFFERS OVER £490,000**

**FREEHOLD**

A spacious four bedroom fully detached home, ideally situated on a private road within the Berryfields development. The property comprises a welcoming living room, modern kitchen/diner, separate utility room and convenient downstairs WC. Upstairs are four bedrooms, including a main bedroom with en-suite, along with a family bathroom. Outside, the property benefits from a large private garden, a garage, and a generous driveway providing ample off-road parking.

GEORGE DAVID

# BLUE ROCK DRIVE

• SET ON A PRIVATE ROAD • FOUR BEDROOM FULLY DETACHED HOME • POPULAR BERRYFIELDS DEVELOPMENT • AIR CONDITIONING TO BEDROOMS ONE & TWO • LARGE DRIVEWAY WITH GARAGE • SOUTH-EAST FACING GARDEN • UTILITY & DOWNSTAIRS WC • MODERN KITCHEN/DINER





## LOCATION

Berryfields is a modern residential development on the north-western edge of Aylesbury. Known for its family-friendly layout, it features a mix of contemporary housing, green open spaces and local amenities including schools, shops and a community centre. The development benefits from good transport links by road towards Bicester and the M40, as well as back to the town centre. It is also home to Aylesbury Vale Parkway railway station, which offers mainline services into London Marylebone in just under an hour, making it a convenient choice for commuters while still offering a quieter, suburban atmosphere.

## ACCOMMODATION

Upon entering the property, the entrance hall provides access to the main living areas and features stairs rising to the first floor. There is useful understairs storage, together with an additional storage cupboard, providing excellent space for coats, shoes and household items.

The bright and living room is positioned to the front of the property, providing a comfortable and versatile space for relaxing and entertaining.

A convenient downstairs cloakroom is located off the entrance hall and comprises a WC and wash basin.

To the rear of the property is a modern kitchen/diner. The kitchen is fitted with an inset induction hob, integrated oven and grill, integrated fridge freezer and integrated dishwasher. There is ample space for a dining table and chairs, while doors provide direct access onto the rear garden, allowing plenty of natural light into the room.

The separate utility room provides additional practical space with plumbing for a washing machine.

The first floor provides access to four bedrooms, a family bathroom and the loft. The loft is accessed via a pull-down ladder and has been boarded.

There are four bedrooms, with air conditioning units with heating functionality fitted to bedrooms one and two, providing additional comfort throughout the warmer and cooler months. The fourth bedroom is currently utilized as a premium, fully fitted walk-in wardrobe, but offers excellent flexibility to easily revert back into a traditional single bedroom or a dedicated home office.

The en-suite provides a convenient private facility to the main bedroom.

The family bathroom serves the remaining bedrooms and provides the essential facilities expected of a modern family home.

One of the property's particular highlights is the large enclosed south-east facing rear garden. The garden features a patio area, ideal for outdoor dining and entertaining, leading onto a substantial lawned area. There is gated access to the side of the property, as well as a courtesy door to the garage.

To the front, the property benefits from a large driveway, providing ample off-road parking with space for side-by-side vehicles and leading to the garage. The garage benefits from both light and power, making it suitable for storage, parking or additional practical use.

**INFORMATION FOR BUYERS**

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

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## ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1168.00 sq ft

**Tenure** – Freehold

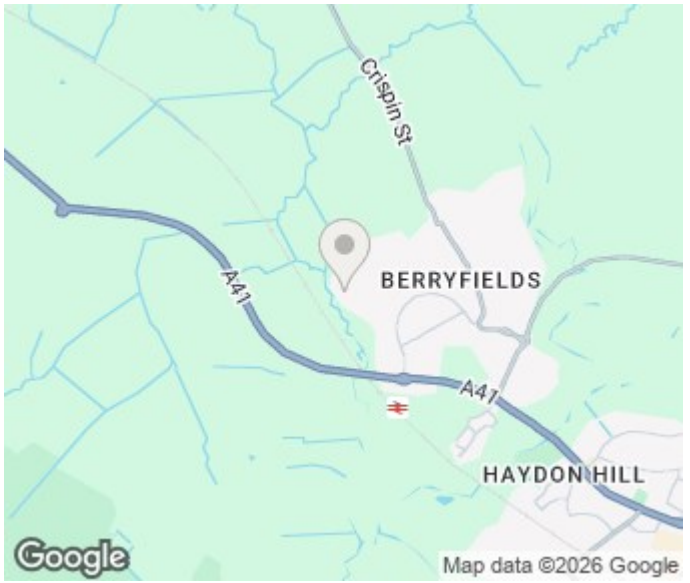


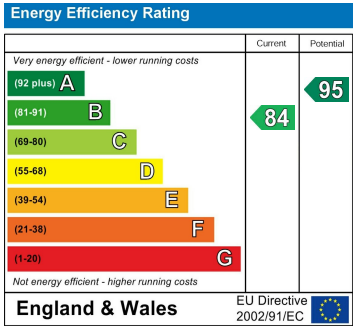









Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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