



NUTMEG CLOSE, KINGSBROOK, AYLESBURY

PRICE £375,000

FREEHOLD

A well presented three bedroom semi-detached home situated within the Kingsbrook development, offering modern living in a popular and family-friendly community. The accommodation briefly comprises a kitchen, lounge/diner and a downstairs cloakroom. To the first floor are three bedrooms, en suite and a contemporary family bathroom. Externally, the property benefits from a private rear garden and driveway parking.



NUTMEG CLOSE

- KINGSBROOK DEVELOPMENT • THREE BEDROOM
- SEMI-DETACHED HOME • DRIVEWAY
- PARKING • WALKING DISTANCE TO SCHOOLS • EN
- SUITE TO MAIN BEDROOM • WELL PRESENTED
- THROUGHOUT • CLOSE TO LOCAL
- AMENITIES • MODERN KITCHEN WITH INTEGRATED
- APPLIANCES • LOUNGE/DINER WITH MEDIA
- WALL • DOWNSTAIRS CLOAKROOM



LOCATION

Situated within the new and popular Kingsbrook development on the edge of Aylesbury, this property enjoys a prime position within a modern community designed for sustainable living. Residents benefit from a range of local amenities including a Tesco express, Wenzels, Esquires coffee shop and dental surgery, alongside extensive green spaces, walking routes and nature reserves. The development is particularly popular with families, offering excellent educational provision including The Kingsbrook School and local primary schools within easy walking distance. For commuters, there are convenient road links via the A41, while Aylesbury station provides direct services to London Marylebone in around an hour, making this an ideal location for those seeking a balance of countryside surroundings and connectivity. Please note there is an Estate Management charge.

ACCOMMODATION

The property is entered via an entrance hall, featuring a cloakroom, useful storage cupboard and stairs rising to the first floor. To the front aspect is a modern fitted kitchen, complete with an inset electric hob, oven, splashback and cooker hood, along with integrated appliances including a fridge freezer, washing machine and dishwasher. A breakfast bar provides an ideal space for casual dining.

To the rear, the spacious lounge/diner offers a superb

living and entertaining area, enhanced by doors opening directly onto the garden. The room also benefits from a built-in media wall with storage and an electric fireplace, as well as an additional storage cupboard.

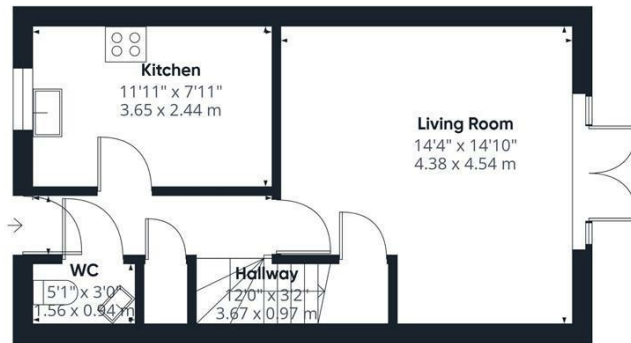
The first floor landing provides access to the loft and includes an airing cupboard. There are three bedrooms, with the main bedroom enjoying its own en suite, while the remaining bedrooms are served by a modern family bathroom.

Externally, the property boasts an enclosed rear garden with a patio area and lawn, along with a shed and gated access to the front. To the side of the property is a driveway providing off-road parking for two vehicles.

This attractive home is perfect for families or professionals seeking contemporary living within a thriving and popular community.

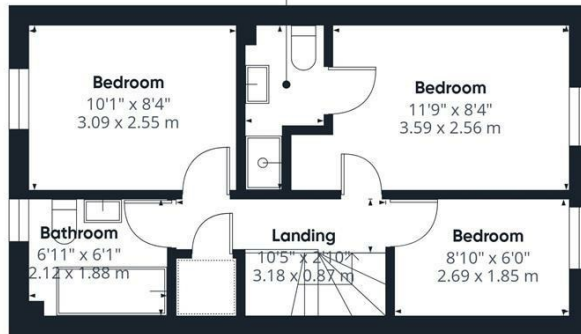
NUTMEG CLOSE





Ground Floor

Bathroom
4'3" x 8'3"
1.31 x 2.53 m



Floor 1



Approximate total area^①
739 ft²
68.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(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	

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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