

3 Bedroom Detached Home

Kingsbrook Development

7 Nutmeg Close, Broughton
Aylesbury, Bucks HP22 7BQ



£425,000

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THIS HOME FEATURES

- THREE BEDROOM FAMILY HOME
- EN-SUITE TO MASTER
- PRIVATE REAR GARDEN
- DRIVE WAY PARKING FOR TWO VEHICLES
- NHBC WARRANTY REMAINING
- KITCHEN/DINER
- GUEST CLOAKROOM
- MODERN KITCHEN
- WALK TO SHOPS
- SOUTH FACING GARDEN

Children's play areas and recreational spaces. Local amenities and such as a Tesco Express (about to open) amongst other shops, nearby school and open spaces, play parks and schools.

LOCATION

The popular residential development of Kingsbrook pioneering a new approach to create sustainable communities for residents and wildlife to live together in harmony. As well as improving roads and public transport, Kingsbrook provides the ideal destination to live, work and play, with key amenities including: Children's nurseries, new primary school, Community centre, parks and open spaces as well as



We Sold It proudly presents this immaculate three-bedroom detached family home, nestled in the sought-after Kingsbrook development. This modern residence, still benefitting from five years of NHBC warranty, promises peace of mind and exceptional living. Upon entering, you are greeted by a welcoming hallway leading to a convenient cloakroom. The stylish kitchen/breakfast room offers a perfect space for family meals, while the spacious lounge/diner provides an ideal setting for both relaxation and entertaining. Upstairs, the master bedroom features an ensuite bathroom, ensuring a private retreat. The second bedroom boasts a built-in wardrobe, and a well-appointed family bathroom serves the remaining bedrooms. Outside, the rear enclosed garden offers a serene outdoor space, and the driveway to the side provides parking for two vehicles. This delightful home is perfectly located just a one-minute walk from Kingsbrook View Primary Academy and a mere four-minute stroll to The Kingsbrook Secondary School, making it an ideal choice for families seeking convenience and quality education.

Discover the charm and comfort of this exceptional property. Arrange your viewing with We Sold It today.



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

