



**Nappin Close, Aylesbury HP19 9UR**



**welcome to**

## **Nappin Close, Aylesbury**

The property is arranged over two floors and opens into a welcoming entrance hall that flows into the refitted kitchen and breakfast area. To the left is a convenient cloakroom, along with stairs rising to the first floor. The lounge spans the full width of the rear of the home and showcases the continued renovation works, including patio doors leading out to the expansive rear garden and a stylish dual-aspect bioethanol feature fireplace. Upstairs, you will find three well-proportioned bedrooms. The family bathroom completes the accommodation and features a modern three-piece white suite, including a P-shaped bath with gravity-fed shower, and a vanity unit housing the WC and wash hand basin. The loft also is half boarded for extra storage. Outside, the generous garden wraps around the property and is mainly laid to lawn and patio seating area, with several sheds (one with power) and storage areas. A side gate provides access to the hardstanding parking area adjacent to the house.



## Accommodation Comprises

### Hallway

### Kitchen/ Dining Room

13' 5" x 8' 6" ( 4.09m x 2.59m )

### Cloakroom

### Living Room

15' 5" x 13' 5" ( 4.70m x 4.09m )

### First Floor & Landing

### Bedroom One

12' 6" x 8' 6" ( 3.81m x 2.59m )

### Bedroom Two

12' 10" x 8' 10" ( 3.91m x 2.69m )

### Bedroom Three

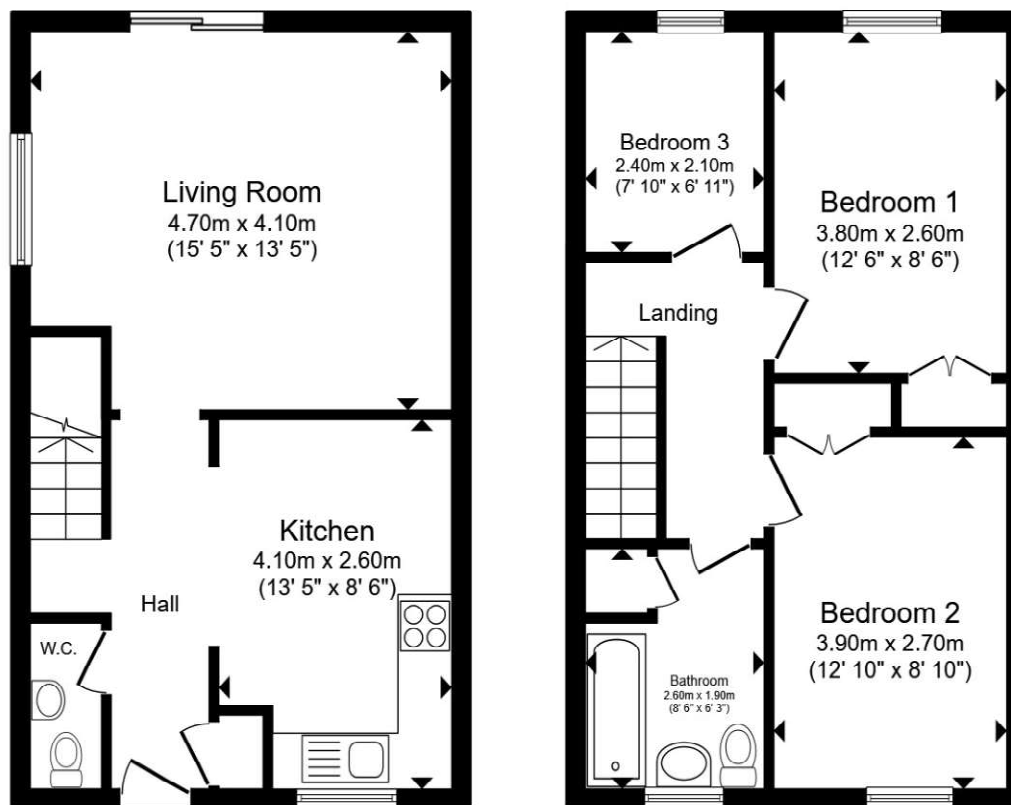
7' 10" x 6' 11" ( 2.39m x 2.11m )

### Bathroom

### Outside

### Rear Garden

### Parking



**Ground Floor**

**First Floor**

Total floor area 77.1 m<sup>2</sup> (830 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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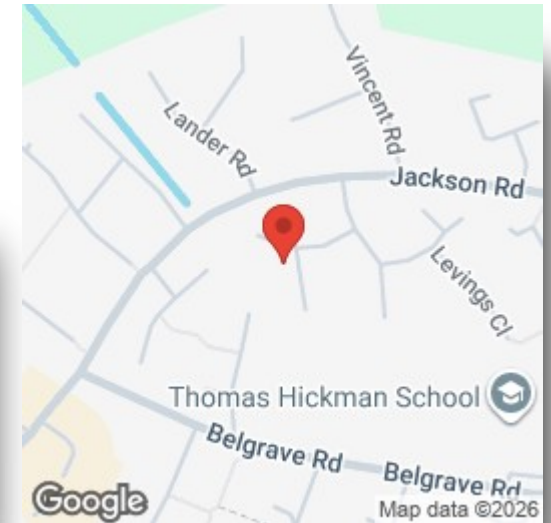
- Stunning Semi-Detached Home
- Lounge with bioethanol fireplace
- Modern Bathroom & Kitchen
- Three Bedrooms
- Corner Plot with Large Rear Garden
- Parking to Side of the Property
- Cul-de-sac Location

Tenure: Freehold EPC Rating: C

Council Tax Band: C

Offers over

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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