



Humber Close

Cricketts

Humber Close, Thatcham, RG18 3DT

£485,000



#### DESCRIPTION

A deceptively large four bedroom detached family home built by Gough Cooper which has been extended over the years to provide an excellent family dwelling. Situated in a prime residential location on the popular Rivers development in Thatcham with views from the rear over a green.

The property has been well maintained over the years and offers spacious, light and airy accommodation. The property has an entrance porch, leading into a hallway, offering under stair storage and entrances to both living room and kitchen. A good size lounge with engineered oak flooring extending through to a family sized dining area. A fitted kitchen leads into a downstairs cloakroom and separate utility area with space for appliances. An integrated door also leads into a large garage with a remote control door. On the first floor the property offers a master bedroom with en-suite which includes an extra large shower and fitted wardrobe. In addition, another 3 bedrooms, 2 of which are double bed size and have fitted wardrobes and the family bathroom has a separate shower cubicle.

The property benefits from gas fired central heating and uPVC double glazing.

To the outside front of the property there is a double width driveway affording off road parking for several vehicles with gated side access to the rear.

The West facing rear garden has been well maintained and designed for ease of maintenance and plenty of space for alfresco dining and seating. Fully enclosed corner plot, the garden backs onto green space, offering a higher degree of privacy and nature.

-  **NO ONWARD CHAIN**
-  **Approx 1419 sqft**
-  **Porch**
-  **Entrance hallway**
-  **Lounge**
-  **Dining room**
-  **Sun room**
-  **Kitchen**
-  **Cloakroom**
-  **Utility room**
-  **Integral garage**
-  **Master bedroom with en suite shower room**
-  **Three further bedrooms**
-  **Family bathroom with separate shower cubicle**
-  **Enclosed, low maintenance rear garden**
-  **Council tax band E**

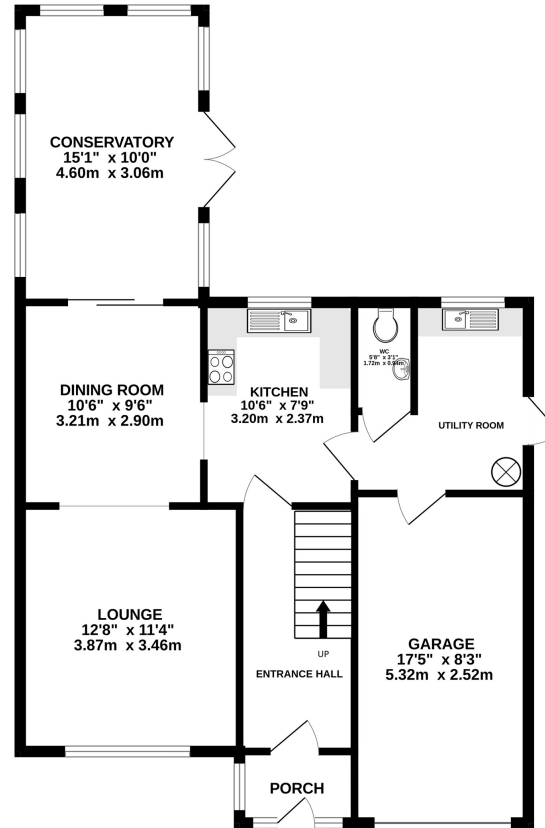
## Directions

From the offices of Cricketts estate agents receipt East to the Robin Hood roundabout and continue east on the A4 for approximately 1.5 miles until you get to the roundabout. Take the 2nd exit onto Tull Way and then take the right hand turn into Thames Road and at the end of the road turn left and at the next "T" junction, turn right and the property will be found a short distance down on the right hand side.

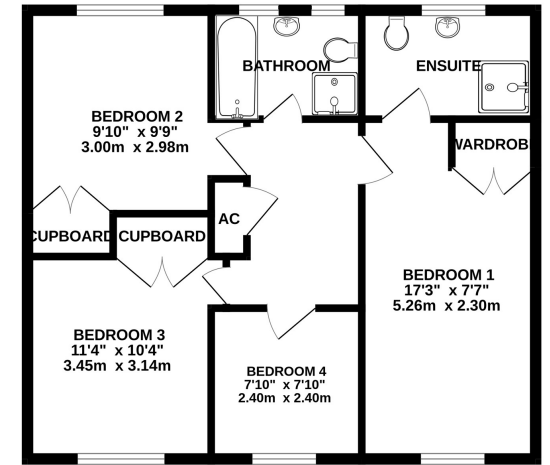
## Local Information

Thatcham is a thriving market town, which is claimed to be the oldest inhabited village in Britain. Thatcham straddles the River Kennet, the Kennet and Avon canal and the A4 and neighbours the popular town of Newbury. It boasts its own high street with many shops, restaurants and public houses. There are further comprehensive facilities in Newbury & Reading, both of which are an easy commute. It is home to Thatcham Nature Discovery Centre which is packed full of interactive wildlife and natural history displays. There is a network of footpaths, a bird hide and the Lakeside Cafe where you can enjoy homemade food and drinks looking out over the lake. Bowdown Woods, the Berks, Bucks, & Oxon Wildlife Trust's biggest woodland reserve in Berkshire, is also nearby and hard to beat for sheer variety of wildlife throughout the year. For sporting enthusiasts, Thatcham offers football, rugby, cricket and bowling clubs plus a leisure centre with swimming pool and supporters club. There are several schools situated in and around Thatcham in both the private and state sectors, from pre-schools, to secondary schools. In terms of communications, Thatcham has a mainline railway station with direct connections to Reading and London Paddington. Newbury is approximately 3 miles away, with access onto the A34, A339 and junction 13 of the M4, which is just north of Newbury.

**GROUND FLOOR**  
809 sq.ft. (75.1 sq.m.) approx.



**1ST FLOOR**  
610 sq.ft. (56.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		68	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**TOTAL FLOOR AREA : 1419 sq.ft. (131.8 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



14 The Broadway Newbury Berkshire RG14 1BA

sales@cricketts.co.uk www.cricketts.co.uk T: 01635 43333

Registered in England

Registration No. 04637744

Vat No. 811609452

