



Ilkley Way

Cricketts

Ilkley Way, Thatcham, RG19 3LG

£375,000



DESCRIPTION

An attractive two double bedroom detached bungalow situated in a prime residential location in the popular Moors development with easy access to the railway station.

TO APPRECIATE THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED. - NO ONWARD CHAIN.

The property has been well maintained over the recent years and offers spacious accommodation comprising:- Reception hallway, large lounge/dining room, kitchen, two double bedrooms and bathroom. There is a single garage and parking on the driveway for two cars. The front garden is enclosed by a dwarf brick wall and is laid to lawn with mature shrubs.

To the outside rear of the property is a good sized garden mainly laid to lawn with mature shrub borders. There is a paved patio where one can enjoy alfresco dining. Garden shed and greenhouse. The garden is fully enclosed and offers a degree of privacy. NO ONWARD CHAIN.

- 🏠 Entrance hall
- 🏠 Large lounge/ diner
- 🏠 Kitchen
- 🏠 Shower room
- 🏠 Two double bedrooms
- 🏠 Enclosed rear garden
- 🏠 Workshop and greenhouse
- 🏠 Garage
- 🏠 Driveway parking
- 🏠 Council tax band C
- 🏠 Kennet School catchment

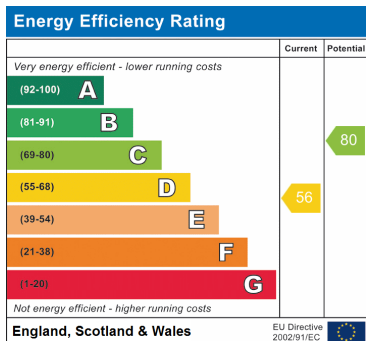
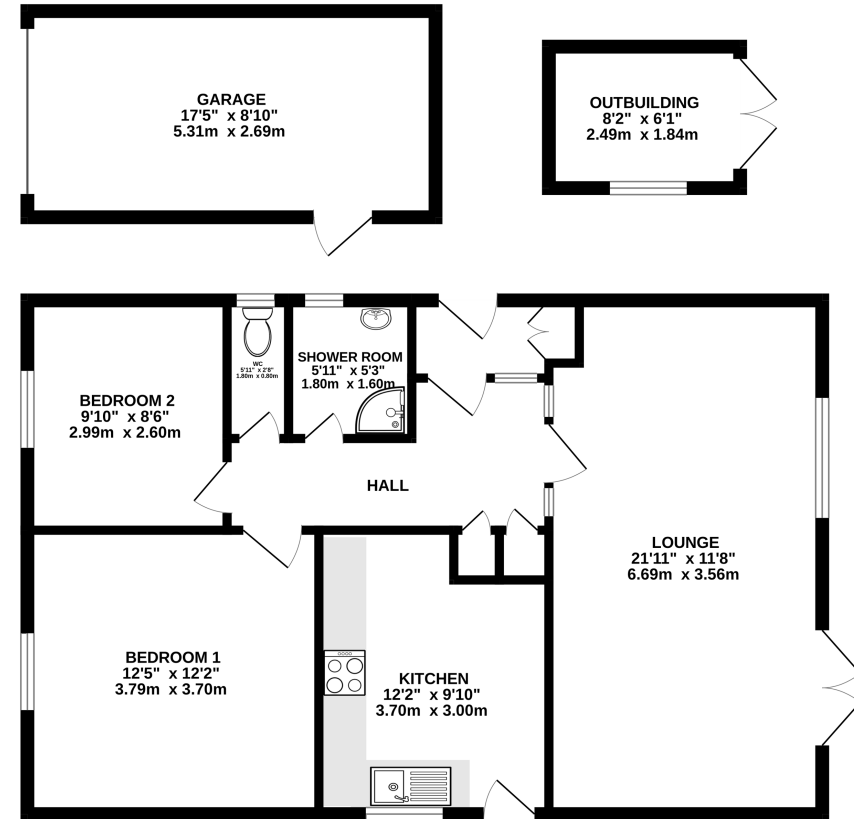
Directions

Proceed along the A4 sign posted Thatcham and just after the major traffic lights at Hambridge Road proceed straight across and take the right hand filter to Lower Way. Continue along Lower Way to the roundabout and turn right into the moors and take the first turning into Ilkley Way and the property will be found on your right.

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
948 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.1 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.
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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.



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