

FOR SALE  
£650,000



# Withybed Way, Thatcham

## DESCRIPTION

An amazing four bedroom detached family home which has been completely refurbished in a contemporary style by it's current owners to a very high standard. Situated in a tucked away position in a cul-de-sac in the popular Dunstan Park development with easy access to the railway station and falls within the Kennet School Catchment and Dunstan Park primary school.

DON'T MISS OUT ON THIS GOLDEN OPPORTUNITY TO PURCHASE THIS AMAZING FAMILY HOME- SIMPLY MOVE IN AND PUT YOUR FEET UP.

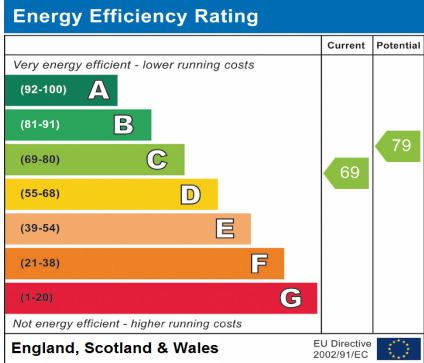
The current owners have spared no expense in refurbishing this lovely family home with top quality fixtures and fittings, they have replaced all of the double glazed windows and doors, refitted kitchen with integrated appliances and incorporating a walk in larder cupboard, replacement bathroom, replacement of all internal doors, Amtico flooring throughout the ground floor and stylish redecoration throughout. The rear garden has also been landscaped.

The accommodation comprises:- entrance porch, good size reception hall, downstairs cloakroom, large lounge with a modern gas fire, double doors lead into the dining room, family room with a lovely curved window with views of the rear garden, refitted kitchen leading to the utility room and the double garage. On the first floor there is a spacious galleried landing, master bedroom with en suite, and three further bedrooms one of which has been fitted out as a dressing room and family bathroom.

The front of the house has a large driveway offering off road parking for two cars and a double garage. There is a glorious rear garden with a large paved patio and steps leading to an elevated lawn with attractive well stocked flower and shrub borders offering all year round interest.



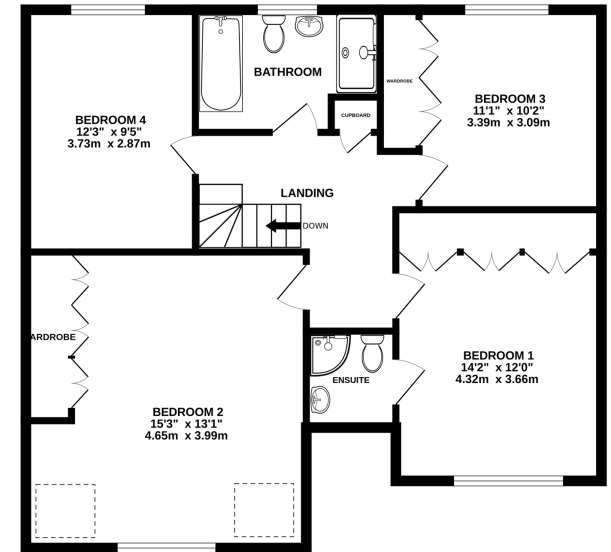
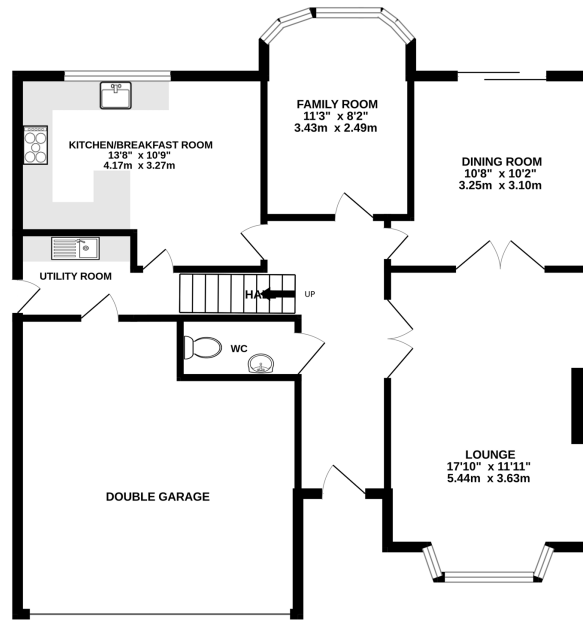
## ENERGY EFFICIENCY RATING





GROUND FLOOR  
914 sq.ft. (84.9 sq.m.) approx.

1ST FLOOR  
882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 1796 sq.ft. (166.8 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.  
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- ✦ Entrance hallway and cloakroom
- ✦ Large lounge
- ✦ Dining room
- ✦ Family room
- ✦ Kitchen/ breakfast room
- ✦ Utility room
- ✦ Double garage
- ✦ Spacious landing
- ✦ Master bedroom with built in wardrobes and en suite shower room
- ✦ Three further double bedrooms
- ✦ Family bathroom with separate shower cubicle
- ✦ Driveway parking
- ✦ Enclosed rear garden
- ✦ Kennet School catchment



14 The Broadway Newbury Berkshire RG14 1BA

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

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Registration No. 04637744

Vat No. 811609452