



Edgehill Close

Cricketts



DESCRIPTION

An amazing three bedroom semi detached family home which is deceptively large situated in a prime residential location tucked away in a cul de sac position adjoining the Bluebell woods lying to the northside of Newbury.


TO APPRECIATE THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED - VENDORS ARE HAPPY TO ACCEPT OFFERS IN EXCESS OF THE GUIDE PRICE.

The property has been extended to the rear to provide a stunning kitchen which triples as a kitchen, dining/family room with a vaulted ceiling with skylight windows and Bi-fold-doors which is the 'Wow Factor' of this lovely family home. The previous owners have up-graded the property with no expense spared, the windows and doors have been replaced, as well as all of the internal doors, the boiler has been replaced and underfloor heating has been installed in the kitchen which is a wet system and electric under floor heating in the en-suite.

The property has been redecorated throughout in modern lifestyle colours and offers a very light and airy feel. The property also benefits from a loft conversion. The accommodation is arranged over three floors and comprises Porch, entrance hallway, lounge and fantastic kitchen with stunning views over the Bluebell woods. On the first floor there are two double bedrooms and a family bathroom with the master bedroom and en-suite on the second floor.

To the outside front of the house there are two allocated car parking spaces.

The rear garden has been landscaped for ease of maintenance with tiled patio brick built barbecue with attractive flower borders.

-  Entrance hall leading to the stairs rising to the first floor
-  Cloakroom
-  Lounge
-  Large kitchen/ dining room with island bar
-  Bifold doors leading to the patio area
-  Two double bedroom and family bathroom on the first floor
-  Master bedroom with en-suite shower room on the top floor
-  Low maintenance West facing rear garden
-  Access to the woods
-  Allocated parking to the front
-  Council tax band C
-  Gas fired central heating
-  Double glazing throughout
-  Situated in a cul - de - sac

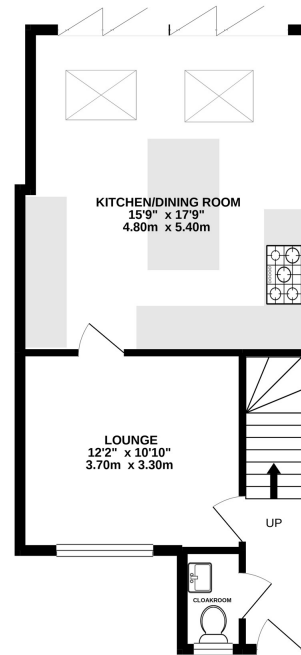
Directions

Proceed along London Road towards the Robinhood roundabout and follow the signs for Reading and Thatcham. Take the first left into Shaw Crescent and continue to the two mini roundabouts. Take the third exit into Kiln Road and proceed up the hill and over the mini roundabout at the top of the hill. Turn left into Stoney Lane and right into Waller Drive. Continue along this road and take a left turning into Yates Copse. At the mini roundabout turn left into Edgehill Close and the property will be found straight ahead.

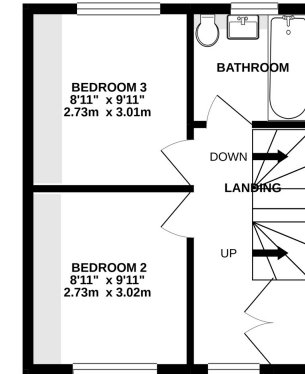
Local Information

Newbury offers the best of town and country living; being the principle town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury is in an area of outstanding natural beauty and enjoys a rich heritage as well as having an excellent range of facilities including the famous Newbury Racecourse and excellent Park Way shopping centre. There are many more things to see, do and explore in and around Newbury, from the 800 year old street market which is held twice a week in the centre of the town, a farmers' market on the first and third Sunday and an Artisan market on the last Sunday of every month. There are a variety of independent shops as well as larger department stores. Entertainment is well catered for with a theatre offering a variety of different shows for all ages, a 7 screen Vue cinema and an independent cinema. There is a wide choice of places to eat and drink including well known bars and chain restaurants to family run restaurants and cafés plus a good range of public houses located in the heart of the town and the surrounding villages. Newbury also has a good choice of health and sports clubs and several popular golf courses. Newbury has fantastic communication links. Reading, Oxford and Basingstoke are within a comfortable distance and there is a mainline train station with frequent intercity trains to Reading and London Paddington. The M4 (junction 13) lies North of Newbury approximately 4 miles from the town centre

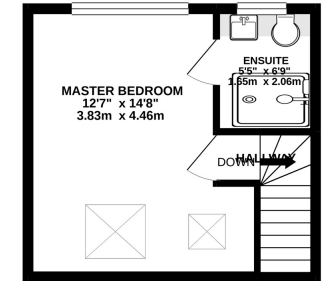
GROUND FLOOR
482 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.

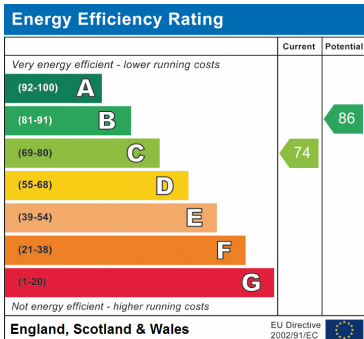


2ND FLOOR
231 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.2 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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