



Humber Close

Cricketts

Humber Close, Thatcham, RG18 3DT

£400,000



- 🏠 Welcoming entrance hall
- 🏠 Lounge
- 🏠 Spacious modern kitchen/ dining room
- 🏠 Large conservatory
- 🏠 Cloakroom
- 🏠 Third single bedroom
- 🏠 Family bathroom
- 🏠 Enclosed rear garden
- 🏠 Two double bedrooms
- 🏠 Garage
- 🏠 Driveway parking
- 🏠 Council tax band D
- 🏠 Gas fired central heating

DESCRIPTION

This delightful Three bedroom semi-detached family home is nestled in a serene cul-de-sac in Thatcham. The property offers a welcoming ambiance from the moment you step into the hallway.

INTERNAL VIEWING HIGHLY RECOMMENDED.

On the ground floor, you'll find a convenient downstairs cloakroom and a utility room with plumbing for a washing machine and worktop. The conservatory stretches across the rear of the property. The modern fitted kitchen/dining room is fitted with a range of kitchen furniture with ample work surface forming a peninsular bar which is perfect for family meals and gatherings.

Moving to the first floor, there are two generously sized double bedrooms and a single bedroom and a contemporary family bathroom.

Outside, the property boasts ample driveway parking for two cars.

The highlight of the home is the stunning enclosed rear garden, featuring a charming patio area ideal for alfresco dining, enjoying the tranquillity of the outdoors. Good size lawn with shrub borders.

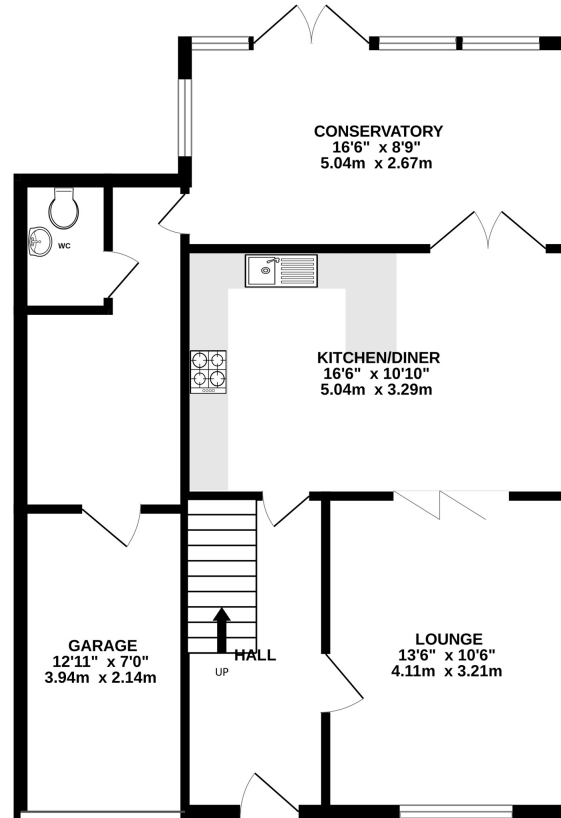
Directions

Proceed east out of Newbury on the A4 for approximately one mile. At the major traffic lights crossroads continue straight across and up the hill. At the next roundabout take second exit into Tull Way, passing the garden centre. Follow the road and take the fourth turning on the right into Thames Road. Continue to the end of the road and turn right and the property will be found at the end of the cul de sac.

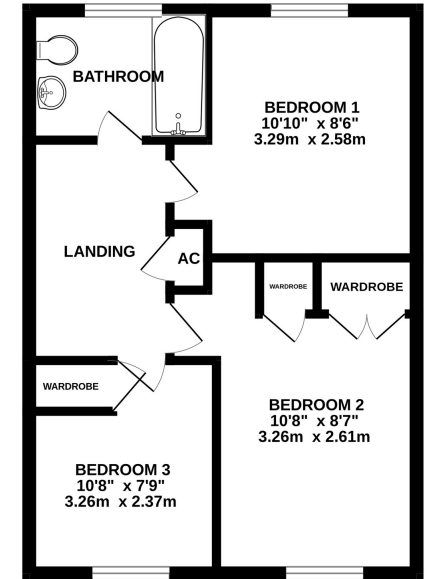
Local Information

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.

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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