

FOR SALE  
£495,000



# Homestraight, Newbury

## DESCRIPTION

An amazing and immaculately presented three bedroom modern generously sized family home offering flexible accommodation arranged over three floors. Situated on the Home Straight in the popular racecourse development.

TO APPRECIATE THE SPACE AND THE AMBIENCE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

Presented for sale in 'Show home condition'. This wonderful full of light stylish family home was built by David Wilson Homes and benefits from Amtico flooring throughout the downstairs and the bathrooms, bespoke fitted wardrobes in all the bedrooms and has been neutrally decorated.

On the ground floor off of this spacious hallway there is a coat cupboard, large under stairs cupboard and door to integral garage with utility area which has space for a washing machine and tumble drier. A fantastic kitchen which triples as a kitchen/dining/family room, the kitchen area is fitted with a range of kitchen furniture with integrated appliances comprising oven, five ring gas hob, dishwasher and fridge freezer, French doors leading to a pretty rear garden.

Off the hallway there is a turned staircase leading to the first floor landing to:- a large lounge with French doors leading onto a good size balcony, third double bedroom and family bathroom with bath, separate shower and heated towel rail, stairs rising to the second floor. There is a lovely master bedroom and en suite shower room with double shower cubicle and heated towel rail. Second double bedroom with double wardrobe

To outside front of the house there is parking on the driveway.

There is an attractive and very good sized south facing garden to the rear with extended patio area where one can enjoy alfresco dining and lawn with attractive flower and shrub borders. The garden is fully enclosed offering a degree of privacy.

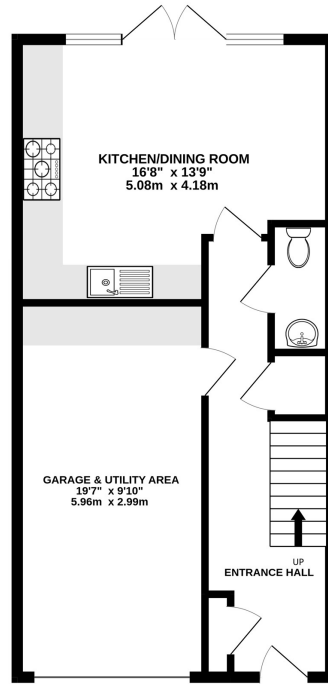


## ENERGY EFFICIENCY RATING

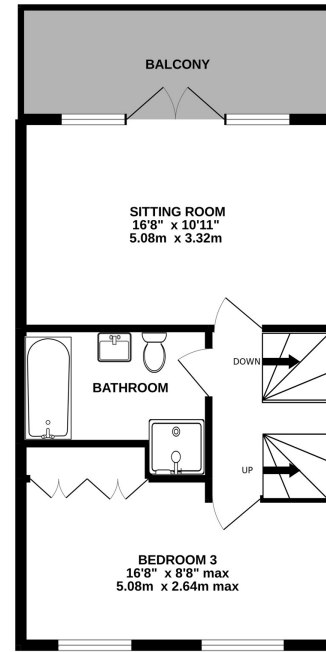
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		94
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



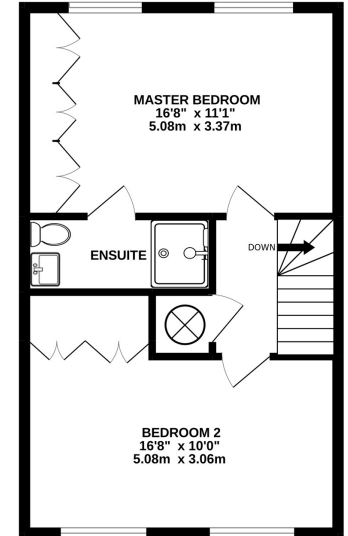
GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



2ND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.3 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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-  Well presented entrance hall with under stairs cupboard
-  Cloakroom
-  Integral garage/ utility room
-  Kitchen/ dining room
-  Sitting room
-  French doors leading onto the South facing balcony
-  Bedroom 3 with built in wardrobes
-  Family bathroom
-  Large master bedroom with built in wardrobes and en suite shower room
-  Guest bedroom with built in wardrobes
-  Fully enclosed South facing rear garden
-  Gas fired central heating
-  Council tax band E
-  Park House School catchment



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