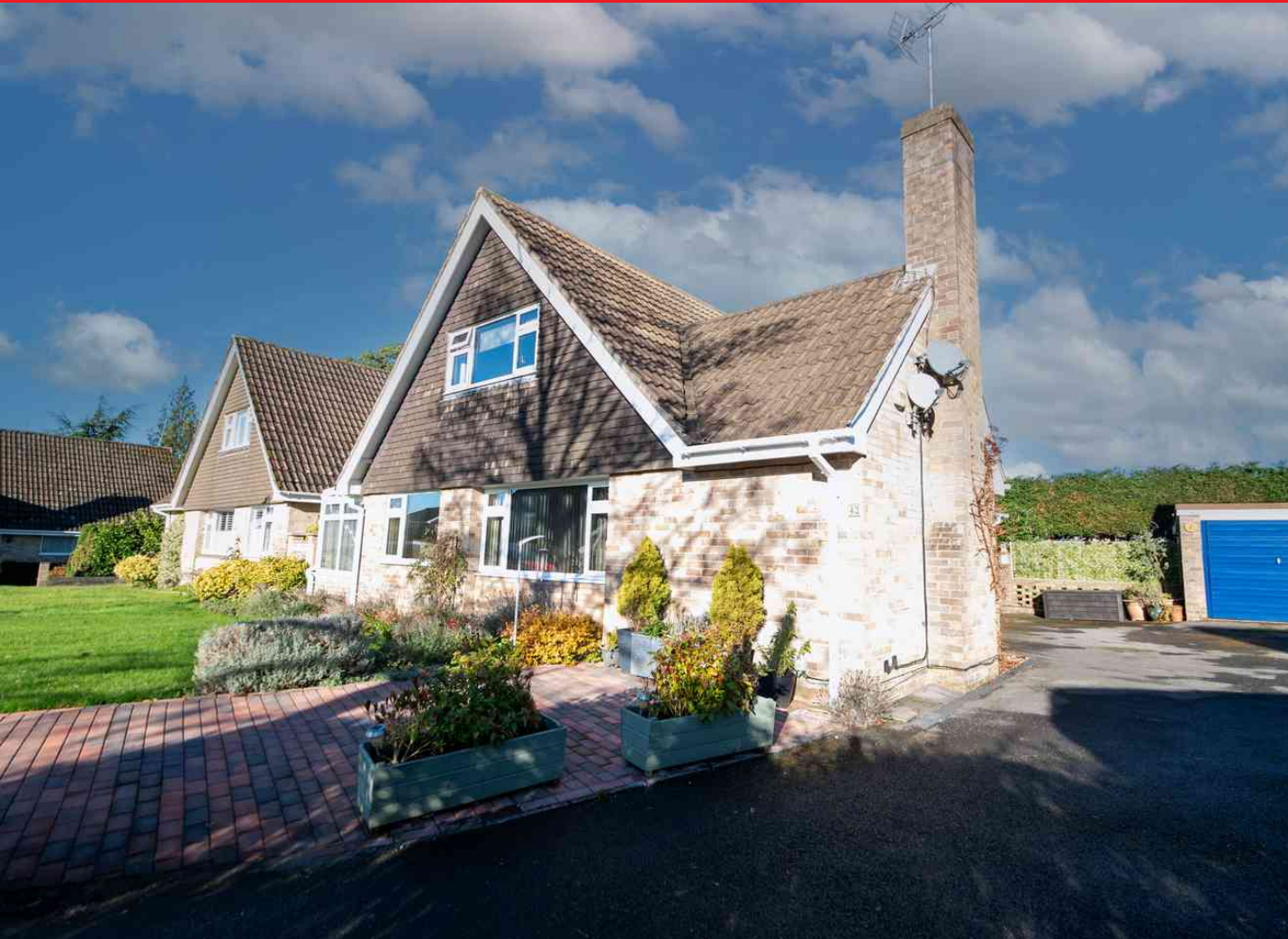


FOR SALE
£600,000



Gorselands, Newbury

DESCRIPTION

Nestled at the end of a quiet cul-de-sac to the south of Newbury, this delightful four-bedroom detached chalet house offers an exceptional family living experience. Falling within the sought-after catchment areas of Park House Senior School and Falkland Primary School, the property also benefits from excellent transport links via the Western Bypass to the A34, providing easy access to the M4 and beyond.

Lovingly maintained and thoughtfully reconfigured by the current owner, this home seamlessly blends comfort, functionality, and modern-day living. Accommodation Highlights: Entrance Porch & Welcoming Hallway: A warm introduction to this charming property. Convenient for modern family life. Lounge with Open Fire: A cosy and inviting space for relaxation. Well-Equipped Kitchen/Dining Room: Designed for everyday living and entertaining. Conservatory: A versatile space with garden access, perfect for enjoying the view year-round. Two Double Bedrooms and family bathroom with shower on the ground floor: Offering flexibility for family, guests, or additional living space.

On the first floor there are Two Spacious Bedrooms : Large, light-filled rooms with eaves storage, ideal for a growing family. Family Bathroom: Well-appointed for convenience.

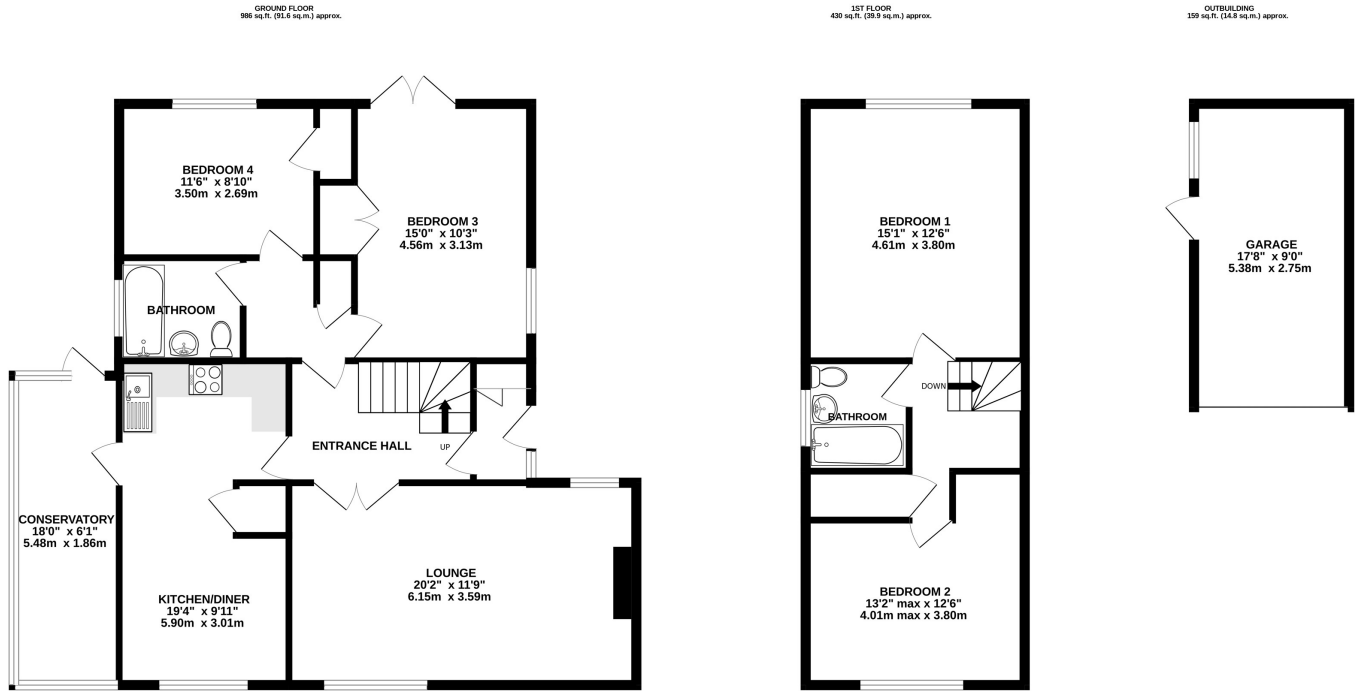
Outside Features: Front Garden & Ample Driveway Parking: A well-maintained lawn with shrub borders and generous parking. Mature Rear Garden: Beautifully landscaped with a paved patio for alfresco dining, a lawn surrounded by mature shrubs, and year-round interest offering a high degree of privacy.

Single Garage: Providing additional storage or parking options. This thoughtfully designed home offers a tranquil setting while maintaining easy access to schools, transport links, and local amenities. Don't miss out on this wonderful opportunity —arrange your viewing today!



ENERGY EFFICIENCY RATING
















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 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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-  Welcoming entrance hallway
-  Large lounge
-  Good size kitchen/ diner
-  Conservatory
-  Two double bedrooms
-  Bathroom
-  First floor:-
-  Two double bedroom
-  Bathroom
-  Outside:-
-  Garage
-  Driveway parking
-  Enclosed rear garden
-  Gas fired central heating
-  Park House School catchment



14 The Broadway Newbury Berkshire RG14 1BA

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

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Vat No. 811609452