



Larkspur Gardens

Cricketts



- 🏠 Entrance hall
- 🏠 Cloakroom
- 🏠 Kitchen
- 🏠 Lounge/ dining room
- 🏠 Three bedrooms
- 🏠 Bathroom
- 🏠 Rear garden
- 🏠 Driveway parking
- 🏠 Garage
- 🏠 Council tax band D
- 🏠 Kennet school catchment
- 🏠 Gas fired central heating

#### DESCRIPTION

Nestled in the sought-after Dunstan Park development, this immaculate three-bedroom bay-fronted detached family home offers the perfect blend of comfort and convenience. Situated in a peaceful cul-de-sac, the property falls within the desirable Kennet School catchment area and is just a short walk from Thatcham railway station and a charming parade of shops.

The current owner has meticulously maintained the property, recently redecorating it throughout in modern, neutral tones that enhance the light and airy atmosphere. The ground floor welcomes you with a spacious entrance hallway leading to a downstairs cloakroom, a well-appointed kitchen, and a generous lounge/dining room. The latter opens up to a beautifully landscaped garden via patio doors, perfect for relaxing or entertaining.

Upstairs, the landing provides access to three well-sized bedrooms, two of which feature fitted wardrobes, and a stylish family bathroom. Externally, the front of the house boasts a quaint garden with a variety of shrubs and flowers, while the rear garden is a tranquil, fully enclosed space. Here, you'll find a paved patio ideal for alfresco dining, along with a lush lawn adorned with colourful plants and shrubs.

Additionally, the property offers the convenience of a garage and driveway parking, making it an ideal choice for family living.

## Directions

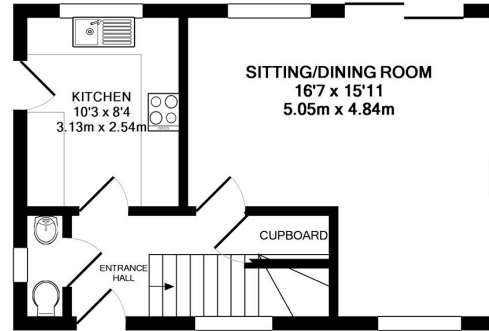
From the offices of Cricketts proceed North to the Robinhood roundabout along the A4 Bath Road towards Thatcham. Continue through several sets of traffic lights and at the second roundabout, take the second exit onto Tull Way, at the next roundabout take the left turning into Heath Lane, then turn right at the next roundabout. At the third roundabout turn left into Floral Way and continue over the next two roundabouts. Take the second turning right into Simmons Field, then the first right into Larkspur Gardens, bear round the left hand corner where the property will be found on your right hand side.

## Local Information

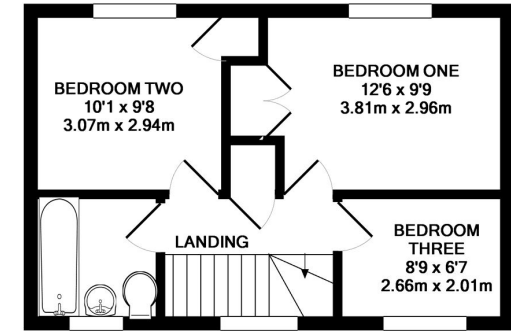
Dunston Park is a very well sought after modern development lying to the north east of Thatcham. The development boasts many amenities including a public house, take away, shop, community hall, pre-school, and hairdressers. Thatcham is a thriving market town which has a selection of shops in The Broadway including two supermarkets, there are further comprehensive shopping facilities in nearby Newbury and Reading. For the sporting enthusiast Thatcham offers a bowling club, town cricket club and town football and supporters club. There is also a selection of restaurants and pubs to be found in the town. There are several schools situated in and around Thatcham which together with pre-school groups cater for children aged 4 – 18.

Nearby Newbury town has a wide range of major retailers and recreational sports facilities including a variety of golf courses, fishing on the Kennet & Avon canal and horseracing at Newbury Racecourse. There are numerous restaurants, public houses and wine bars. Newbury also has a choice of independent and state schools, both Primary and Secondary.

In terms of communications Thatcham and Newbury have a main rail connection to London (Paddington). The M4 junction 13 is 8 miles with the A4 allowing easy access to Reading.



GROUND FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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

