



Clayhill Crescent

Cricketts

Clayhill Crescent, Newbury, RG14 2NP

£450,000



DESCRIPTION

Welcome to this charming three-bedroom detached bungalow, boasting a delightful attic conversion and an en suite shower room for added comfort. Nestled within a tranquil setting, this home offers a perfect blend of modern living and traditional charm.

INTERNAL VIEWING HIGHLY RECOMMENDED -NO ONWARD CHAIN.

Entrance porch leading to the hallway, L-shaped lounge dining room, with a wood burning stove creating a cosy ambiance, perfect for relaxing evenings with family or friends. Beyond the lounge there is a large conservatory and with French doors that effortlessly connect the indoor and outdoor spaces, leading you into a lovely mature south facing garden. Study and kitchen equipped with ample storage.

The attic conversion provides a lovely master bedroom, complete with an en suite shower room, while two additional bedrooms on the ground floor provide versatile accommodation options, ideal for guests or a growing family. Outside, a garage and driveway parking provide convenient storage and ample space for vehicles, ensuring both practicality and convenience.

There is a fully enclosed rear garden which is mainly laid to lawn with mature shrubs. Patio area where one can enjoy alfresco dining.

- 🏠 Entrance hall
- 🏠 Kitchen
- 🏠 Two bedrooms
- 🏠 Shower room
- 🏠 Spacious lounge/ diner
- 🏠 Conservatory
- 🏠 Study
- 🏠 Garage
- 🏠 Master bedroom on the first floor
- 🏠 Ensuite shower room
- 🏠 South facing rear garden
- 🏠 Gas fired central heating
- 🏠 No onward chain
- 🏠 Council tax band E

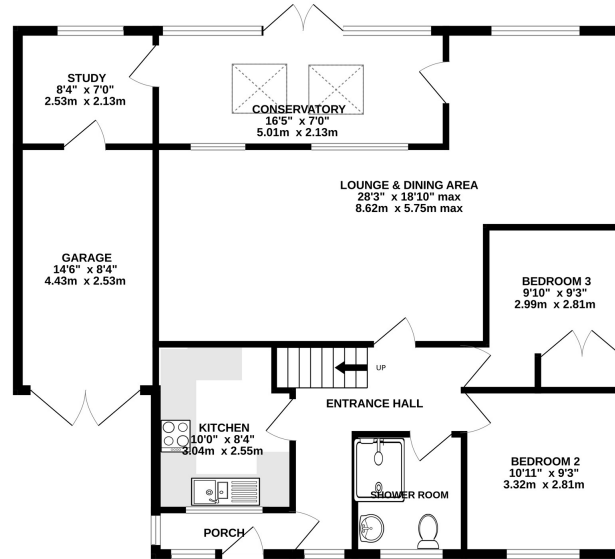
Directions

Proceed along Shaw Terrace and at the two mini roundabouts turn right into Kiln Road, proceed up the hill and turn left into Stoney Lane. Take the first turning right into Wyndham Road and first right into Clayhill Crescent and the property will be found on the right hand side.

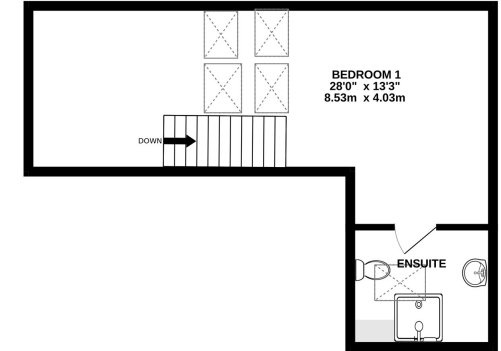
Local Information

Newbury offers the best of town and country living; being the principal 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
1073 sq.ft. (99.7 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1443 sq.ft. (134.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

