



Pine Ridge

Cricketts

33 Pine Ridge, Newbury, Berkshire. RG14 2NQ.

£350,000 Freehold



- Garage in a block
- off road parking
- west facing garden
- kitchen diner
- gas fired central heating
- no onward chain
- Cul-de-sac location

A beautifully presented three-bedroom semi-detached family home, ideally positioned at the end of a quiet cul-de-sac in the highly sought-after area of Shaw. Offering a perfect blend of comfort and practicality, this well-maintained property is ideal for growing families and first-time buyers alike. Internal viewing is highly recommended to fully appreciate the quality and space on offer.

The accommodation is spacious, and thoughtfully arranged, comprising a welcoming hallway, a generous lounge, and a modern kitchen/dining room with ample space for a family-sized dining table and chairs. A door from the kitchen provides direct access to the rear garden, making it perfect for both everyday living and entertaining. To the first floor, there are three well-proportioned bedrooms along with a family bathroom.

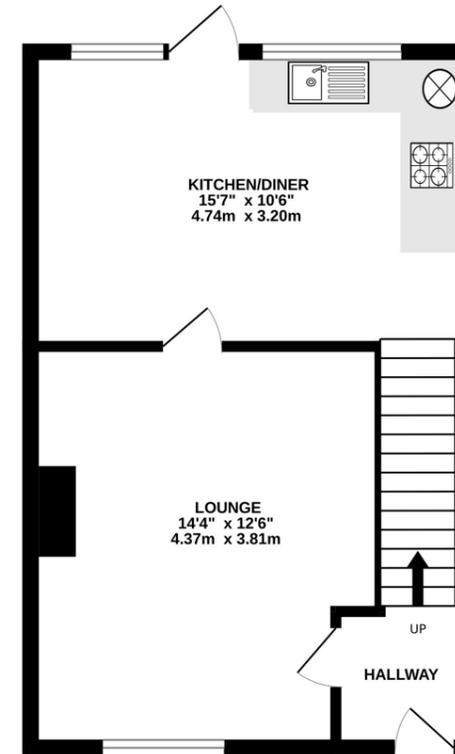
Externally, the property benefits from an attractive front garden, mainly laid to lawn, accessed via a private pathway leading to the front entrance. The rear garden is a particular highlight, arranged over three tiered levels and predominantly laid to lawn, complemented by well-stocked flower and shrub borders. Additional features include a raised patio area, and a pathway leading to the bottom of the garden. The garden is fully enclosed, offering a good degree of privacy.

Further benefits include a garage located in a nearby block, with off-road parking available directly in front.

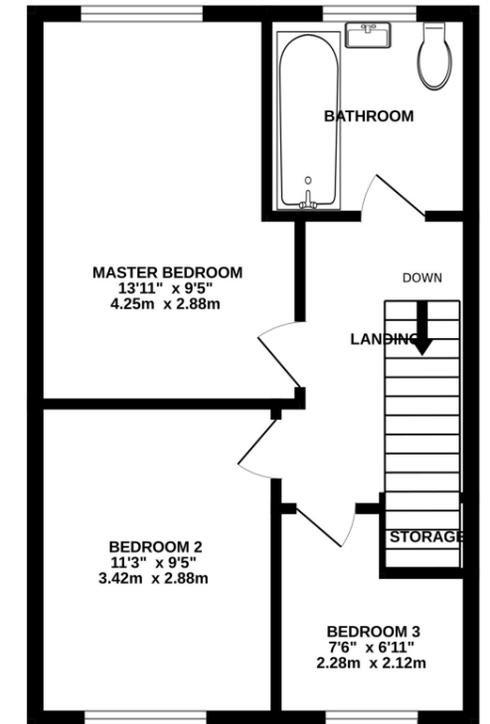




**GROUND FLOOR**  
381 sq.ft. (35.4 sq.m.) approx.



**1ST FLOOR**  
391 sq.ft. (36.3 sq.m.) approx.



**TOTAL FLOOR AREA : 772 sq.ft. (71.7 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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- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** None.
- **Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</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	



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