



Charlottown

Cricketts

Charlottown, Newbury, RG14 7WG

£389,995



- 🏠 Entrance hallway
- 🏠 Living room
- 🏠 Kitchen/ breakfast room
- 🏠 Master bedroom with ensuite
- 🏠 Two further bedrooms
- 🏠 Family bathroom
- 🏠 Cloakroom
- 🏠 Garage
- 🏠 Enclosed rear garden
- 🏠 Parking to the front
- 🏠 No onward chain
- 🏠 Council tax band D

DESCRIPTION

Welcome to this charming 3-bedroom semi-detached family home nestled in the desirable Greenham neighbourhood, conveniently situated close to the Newbury Retail Business Park and Tesco's Superstore. Boasting excellent communication links, this residence offers the perfect blend of convenience and tranquillity.

As you step through the front door, you are greeted by a warm and inviting ambiance that permeates throughout the home. The ground floor features a spacious kitchen/dining room, ideal for family gatherings and entertaining guests. Downstairs WC. The heart of the home is the large lounge area, offering ample space for relaxation and hosting guests. Flooded with natural light, this room creates a welcoming atmosphere for everyday living. Venturing upstairs, you will find the master bedroom complete with its own Ensuite shower room, providing a private sanctuary for rest and rejuvenation. Two additional well-proportioned bedrooms offer versatility for children, guests, or home office space. A family bathroom completes the upper level, offering convenience and functionality for the whole family.

Outside, a garage provides secure parking and additional storage space, while the large private rear garden is perfect for outdoor activities, gardening, or simply unwinding amidst the tranquillity of nature. The mature garden adds a touch of serenity and privacy, creating an oasis for relaxation.

For families, education is paramount, and this home is surrounded by good schools, both state and independent, ensuring that children receive quality education within easy reach.

Directions

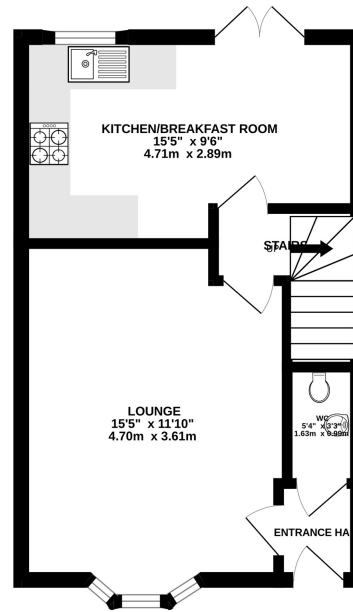
Proceed south on the A339 to the Burger King Roundabout and take the 1st exit then immediate 3rd exit on the mini roundabout which leads you into Greenham Road. Turn left at the mini roundabout onto Racecourse Road and continue over the next mini roundabout. Continue into New Road and turn left into Mandarin Drive, follow the road around, then take the first right into Charlottown and the property will be found a short distance on the left.

Local Information

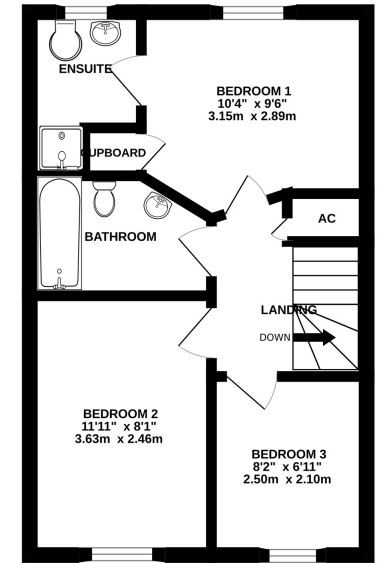
Newbury offers the best of town and country living; being the principle town of West Berkshire, Newbury is a lively market town sitting astride the Kennet and Avon Canal. From Watership Down in the south and the Ridgeway in the North, Newbury is in an area of outstanding natural beauty and enjoys a rich 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. There are many areas of natural outstanding beauty perfect for leisurely walks and dog walking such as Snelsmore Common, Donnington Castle and the famous Greenham Common. 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
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.2 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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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.



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