



Butson Close

Cricketts

9 Butson Close, Newbury, Berkshire. RG14 5JQ.

£410,000 Freehold



- DETACHED bungalow
- Driveway parking
- Three bedrooms
- Enclosed rear garden
- Close to Newbury town centre
- Conservatory
- PV solar panels.

Situated within walking distance of Newbury town centre and the railway station, this beautifully maintained two/three-bedroom detached bungalow offers spacious and versatile living in a highly desirable location. With scenic walks along the Avon and Kennet Canal just moments away, this charming home combines convenience with a peaceful setting.

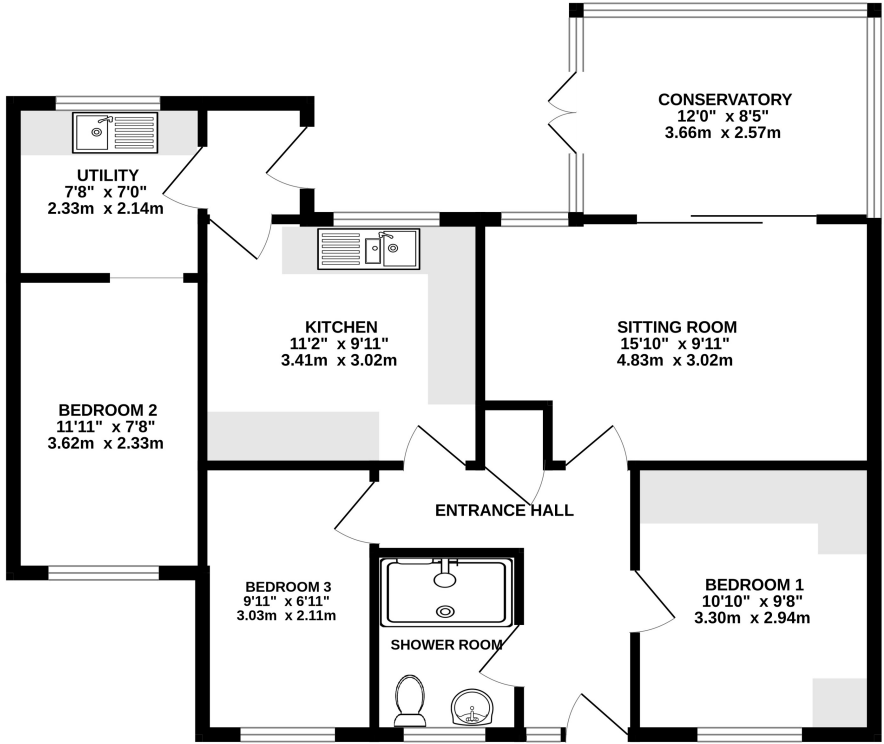
The light and airy accommodation is thoughtfully designed, beginning with an inviting L-shaped reception hallway. The generous lounge is perfect for relaxation and opens via patio doors into a delightful conservatory, where French doors provide seamless access to the stunning private garden. The well-appointed kitchen is fitted with a range of stylish units and integrated appliances, including an oven, hob, extractor, dishwasher, and fridge freezer. Additional practicality is offered by a rear porch and utility room. A further reception room provides excellent flexibility, ideal for use as a dining room, study, or third bedroom. PV solar panels on the south side of the roof.

Externally, the property boasts a driveway offering off-road parking for three cars. The fully enclosed rear garden is a true highlight, offering a high degree of privacy and benefits from rear access. Beautifully landscaped with a well-maintained lawn, attractive flower and shrub borders for year-round interest, and a paved patio perfect for alfresco dining, it provides a tranquil retreat to enjoy in all seasons.





GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

- **Electricity:** Mains Supply.
- **Heating:** Electric.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** D



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