

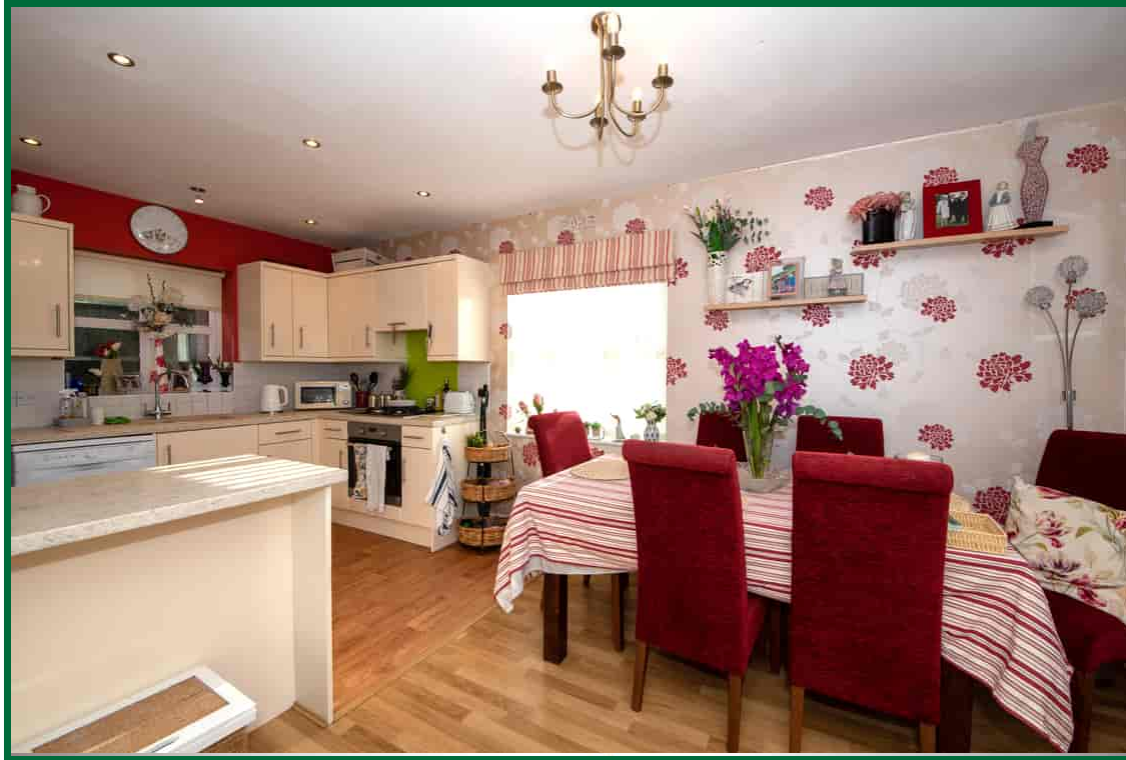


Lawrence Place

Cricketts

Lawrence Place, Newbury, RG14 2JA

£400,000



#### DESCRIPTION

An immaculately presented detached family home situated in a prime residential location in the popular area of Shaw within walking distance to Newbury town centre and the railway station.

TO APPRECIATE THE SPACE AN EARLY VIEWING IS HIGHLY RECOMMENDED.

The property was built by Bloor Homes and has been very well maintained by its current owner and has excellent potential to extend subject to the necessary planning consents. (The previous owners obtained planning permission for a double storey extension which has lapsed). The accommodation is very light and airy comprising:- Hallway, downstairs cloakroom, a good size lounge with French doors leading to the garden, a beautiful kitchen/dining room and a utility room with a door leading to the side garden. On the first floor there is a master bedroom with en-suite, two further bedrooms and a family bathroom.

There is a lovely walled corner plot garden which wraps around the house with two seating areas where one can enjoy alfresco dining and a drying area. Mainly laid to lawn with attractive mature shrub borders. The garden is completely enclosed and offers a degree of privacy. There are steps from the garden leading to the garage which has light and power with driveway parking to the front.

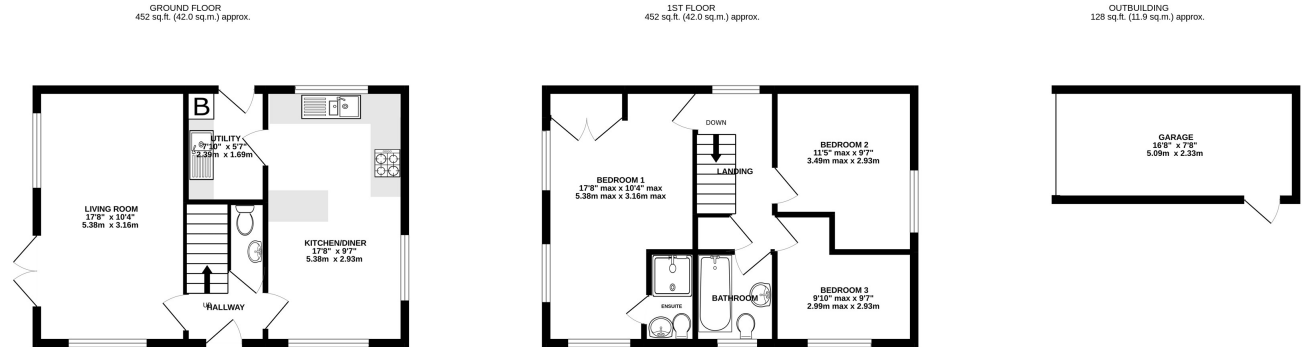
- 🏠 Entrance hall with cloakroom
- 🏠 Kitchen/ dining room
- 🏠 Utility room
- 🏠 Living room
- 🏠 Master bedroom with en suite shower room and built in wardrobe
- 🏠 Two further bedrooms
- 🏠 Family bathroom
- 🏠 Garage
- 🏠 Driveway parking
- 🏠 Council tax band D
- 🏠 Gas fired central heating
- 🏠 Enclosed rear garden
- 🏠 Close to local amenities

## Directions

From the offices of Cricketts Estate Agents proceed round the Robinhood roundabout following the signs for Thatcham and Reading. Turn left into Shaw Road and proceed to the two mini roundabouts, turn right into Kiln Road and proceed up the hill and just after the turning into Cromwell Road there is a left turning into Lawrence Place, the property will be found on the right hand side.

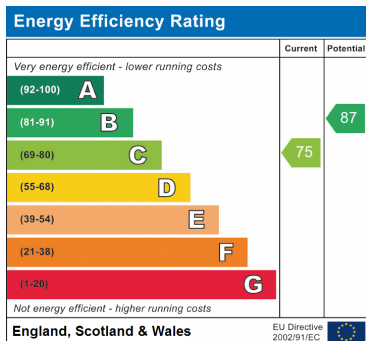
## Local Information

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. 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.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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