



Fetlock Drive

Cricketts



Fetlock Drive, Newbury, RG14 7WR

£420,000



#### DESCRIPTION

An attractive three double bedroom town house built to a high specification by David Wilson Homes in 2019 situated off The Home Straight which is very picturesque on the popular Racecourse development. Conveniently located for the railway station and Newbury town. The property has been very well maintained by its current owners and is presented for sale in excellent order throughout.

The accommodation is spacious and very light and airy comprising:- reception hallway, downstairs cloakroom, fitted kitchen, lounge/dining room with French doors leading to the garden. On the first floor there are two double bedrooms and a family bathroom. On the second floor there is a very large master bedroom with a dressing area and an en suite shower room. There is a well maintained rear garden with a generous patio area and driveway to the side of the property.

TO APPRECIATE THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

- 🏠 Entrance hallway
- 🏠 Cloakroom
- 🏠 Fitted kitchen
- 🏠 Lounge diner with French doors leading to the garden
- 🏠 Two bedrooms on the first floor
- 🏠 Family bathroom
- 🏠 Master bedroom on the top floor
- 🏠 En suite shower room
- 🏠 Lots of storage
- 🏠 Driveway parking
- 🏠 Enclosed rear garden
- 🏠 EPC Rating B
- 🏠 Council tax band D
- 🏠 Gas fired central heating
- 🏠 £150 per annum maintenance charge

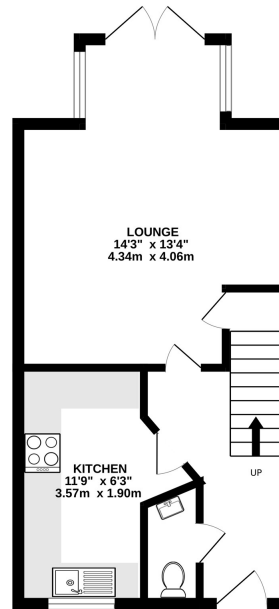
## Directions

Proceed along Hambridge Road proceed to the roundabout and take the third exit onto the large bridge turn left onto The Straight and take the first right into Fetlock Drive and the property will be found on the left distinguishable by the Crickets Estate Agents.

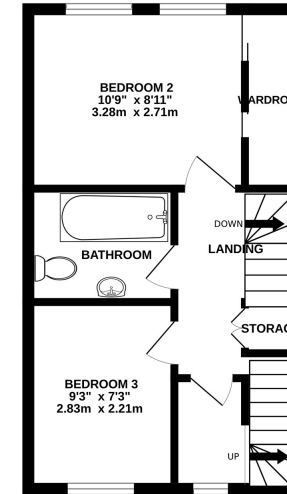
## Local Information

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. 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.

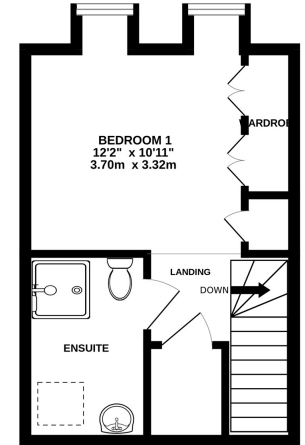
GROUND FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



2ND FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</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	

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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