



Spackman Close

Cricketts

Spackman Close, Thatcham, RG19 3FE

£330,000



- Well equipt kitchen
- Orangery/ dining room
- Good size lounge with storage cupboard
- Three bedrooms all with built in cupboards
- Family bathroom
- South facing rear garden
- Parking to the rear for two cars
- Gas fired central heating
- Council tax band C

DESCRIPTION

Welcome to this charming family home nestled in a desirable location, offering an abundance of space and comfort.

As you enter the property you come into the spacious, modern fitted kitchen/ breakfast room with built in appliances and two windows bringing in lots of natural light.

Adjacent to the kitchen lies a generously sized lounge, featuring a remote controlled gas fire that creates a cosy ambiance during cooler evenings. Large doors seamlessly connect the lounge to a delightful orangery, which has been thoughtfully repurposed as a dining room. From here, you can admire views of the garden while enjoying family meals or entertaining guests. Ascending to the first floor, you'll find three well-appointed bedrooms, each with built in cupboards. The family bathroom boasts a luxurious whirlpool bath with a shower over, providing the perfect spot to unwind after a long day.

Outside, the fully enclosed private south facing garden offers a secluded sanctuary, ideal for outdoor gatherings, playtime with children, or simply basking in the sunshine. Off-road parking for two cars to the rear ensures convenience and peace of mind for homeowners.

Conveniently located within walking distance to Thatcham railway station and the vibrant town centre, this home offers easy access to an array of amenities. Explore a diverse range of retailers, quaint pubs, and a selection of restaurants, catering to every taste and preference.

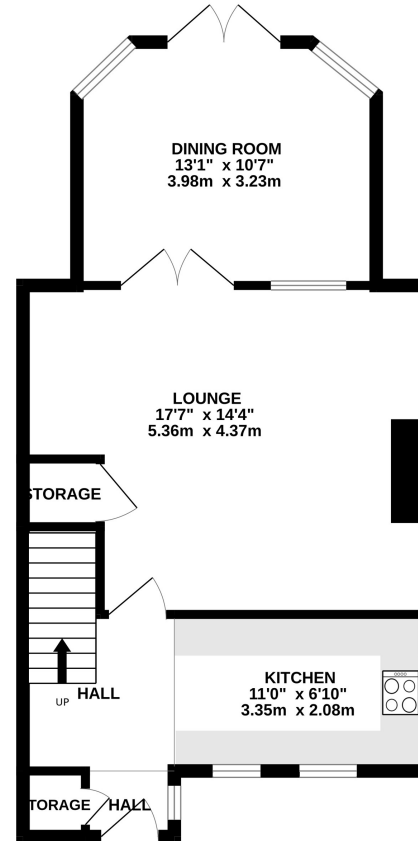
Directions

Proceed East out of Newbury on the A4 for approx. 1 mile passing through the major crossroads at Hambridge Road, take up the right hand filter and turn right into Lower Way. Continue to the roundabout and turn right onto the Moors proceed to almost the end of the road and turn right into Beancroft Road. Proceed towards the end of the road and turn right into Spackman Close.

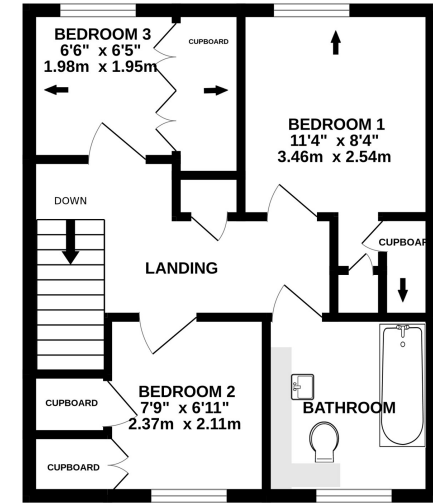
Local Information

Thatcham is a thriving market town, which is claimed to be the oldest inhabited village in Britain. Thatcham straddles the River Kennet, the Kennet and Avon canal and the A4 and neighbours the popular town of Newbury. It boasts its own high street with many shops, restaurants and public houses. There are further comprehensive facilities in Newbury & Reading, both of which are an easy commute. It is home to Thatcham Nature Discovery Centre which is packed full of interactive wildlife and natural history displays. There is a network of footpaths, a bird hide and the Lakeside Cafe where you can enjoy homemade food and drinks looking out over the lake. Bowdown Woods, the Berks, Bucks, & Oxon Wildlife Trust's biggest woodland reserve in Berkshire, is also nearby and hard to beat for sheer variety of wildlife throughout the year. For sporting enthusiasts, Thatcham offers football, rugby, cricket and bowling clubs plus a leisure centre with swimming pool and supporters club. There are several schools situated in and around Thatcham in both the private and state sectors, from pre-schools, to secondary schools. In terms of communications, Thatcham has a mainline railway station with direct connections to Reading and London Paddington. Newbury is approximately 3 miles away, with access onto the A34, A339 and junction 13 of the M4, which is just north of Newbury.

GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

TOTAL FLOOR AREA : 890 sq.ft. (82.7 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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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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