



Cropper Close

Cricketts



DESCRIPTION

Welcome to this stunning 4-bedroom semi-detached family home, situated in the highly sought-after Siege Cross development in Thatcham. Perfectly located within walking distance to Francis Bailey primary school and the railway station, offering direct links to Paddington, London, this property is ideal for commuters and families alike.

Maintained to an exceptionally high standard by its current owners, this home offers a seamless blend of modern living and comfort. The entrance through the reception hall leads you to a convenient downstairs cloakroom and a well-equipped, open-plan kitchen. Recently refitted with a range of stylish kitchen furniture, this space flows effortlessly into the spacious lounge, creating a perfect area for family gatherings and entertaining. The lounge extends to a bright and airy orangery, featuring bi-fold doors that open out to a beautifully landscaped garden.

The first floor comprises three well-appointed bedrooms and a contemporary refitted bathroom. The attic has been masterfully converted into a luxurious master bedroom, complete with an ensuite shower room, offering a private sanctuary for relaxation.

Externally, the property boasts a single garage and driveway parking. The rear garden is a true highlight, meticulously landscaped to provide a serene outdoor space. Enjoy alfresco dining on the paved patio, surrounded by a good quality Astro-turf lawn and attractive shrub borders.

- 🏠 Entrance hallway
- 🏠 Lounge/dining room
- 🏠 Re-fitted kitchen
- 🏠 Large conservatory
- 🏠 Three bedrooms
- 🏠 Family bathroom
- 🏠 Master bedroom with en suite shower room
- 🏠 Fully enclosed rear garden
- 🏠 Driveway parking
- 🏠 Gas fired central heating
- 🏠 Double glazing throughout
- 🏠 Kennet School catchment
- 🏠 Council tax band D

Directions

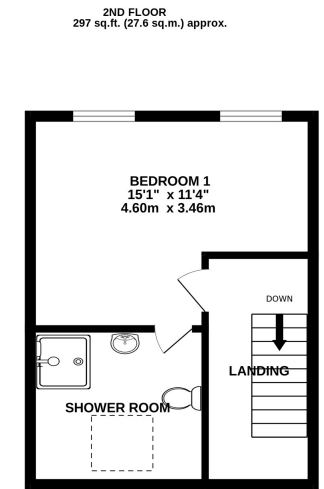
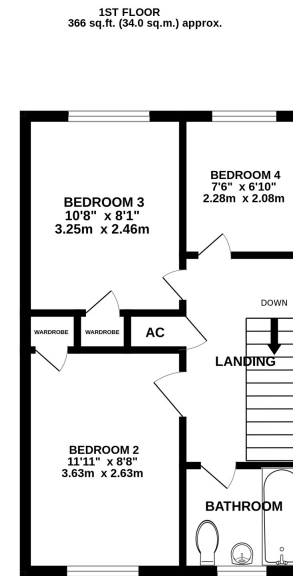
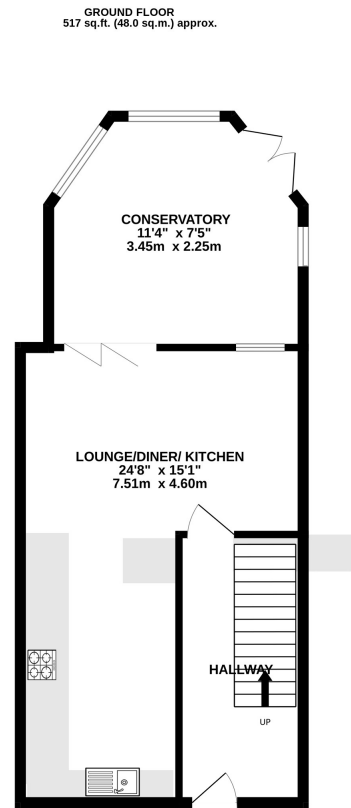
Proceed east out of Newbury along the A4 and follow the road through the traffic lights and past West Berkshire Community Hospital. At the roundabout turn right to continue on the A4 for approximately 2 miles passing Thatcham Broadway. Go straight over the roundabout sign posted to Francis Bailey School, and turn right at the next roundabout onto Pipers Way. Take the first turning on the right onto Falmouth Way. Cropper Close is the first turning on the right and the property will be found towards the end of the cul-de-sac on the left hand side.

Local Information

Thatcham is a thriving market town which has a selection of shops, restaurants and pubs in The Broadway, there are further comprehensive shopping facilities in nearby Newbury and Reading. For the sporting enthusiast Thatcham offers a bowling club, town cricket club, football club, leisure centre and supporters club. There are several schools situated in and around Thatcham which together with pre-school groups cater for children aged 4 – 18.

Nearby Newbury town has a wide range of major retailers and recreational sports facilities including a variety of golf courses, fishing on the Kennet & Avon canal and horseracing at Newbury Racecourse. There are numerous restaurants, public houses and wine bars. Newbury also has a choice of independent and state schools, both Primary and Secondary.

In terms of communications Thatcham and Newbury have a main rail connection to London (Paddington). The M4 junction 13 is 8 miles with the A4 allowing easy access to Reading.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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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