



Dorneywood Way

Cricketts

Dorneywood Way, Newbury, RG14 2FA

£640,000



DESCRIPTION

















An amazing six bedroom detached bay fronted family home situated in the prime residential location with excellent communication links, easy access to the A4 and M4 junct.13.

TO APPRECIATED THE SPACE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED

The property has been updated and very well maintained by its current owners and is presented for sale in excellent condition throughout. They have modified the property by taking the wall down between the kitchen and the dining room to provide a lovely size kitchen/dining room and redecorated in modern lifestyle colours.

The property offers spacious light and airy accommodation over three floors comprising:- reception hallway, downstairs cloakroom leading to the Utility room with stable door to the garden, large lounge with wood burning stove, fitted kitchen open plan to the dining room fitted with a range of kitchen furniture with space for a range cooker and an American style fridge/freezer and French doors from the dining area leading into the garden. On the first floor there are four bedrooms one of which has an en suite, family bathroom. On the second floor there is a lovely large master bedroom with en suite and a further double bedroom.

To the outside there is a driveway affording off road parking on the driveway. The garage has been converted into a utility room and the remainder is utilised for storage. There is a lovely fully enclosed rear garden with paved patio where one can enjoy alfresco dining, lawn with climbing shrubs to the left boundary. Garden shed.

-  Welcoming entrance hallway
-  Cloakroom
-  Living room with bay window
-  Dining room
-  Kitchen/ breakfast room
-  Utility room
-  Storage room
-  First floor:- Double bedroom with en suite shower room
-  Three further bedrooms
-  Family bathroom
-  Second floor:- master bedroom with en suite shower room
-  Double bedroom
-  Outside:- Driveway parking
-  Gated side access to the rear
-  Fully enclosed rear garden
-  15 minute walk along the canal into Newbury town centre

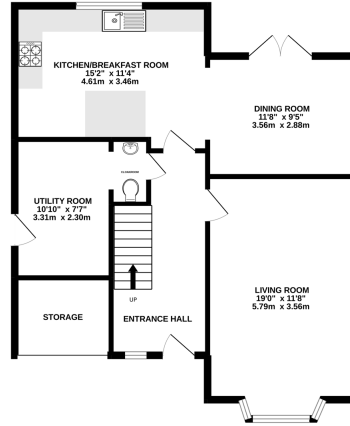
Directions

Proceed east out on Newbury on the A4 for approx. 0.5 mile, just after the B.P. garage turn left into Dorneywood Way and the property will be found on the right.

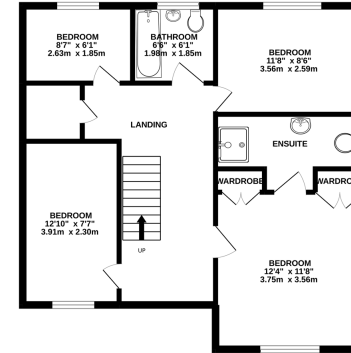
Local Information

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.

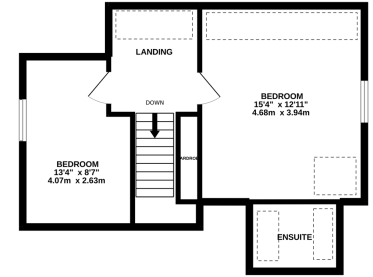
GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



2ND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1979sq.ft. (183.9 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 to 100) A	81
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	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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