



Curling Way

Cricketts

131 Curling Way, Newbury, Berkshire. RG14 2PU.

£460,000 Freehold



- Four bedroom semi detached house
- Kitchen
- Large double aspect lounge/ diner
- Utility room
- Hobbies room
- Larger than average garage
- Driveway parking
- Fully enclosed rear garden with patio area
- Council tax band D

Located in the sought-after area of Shaw, to the north of Newbury, this charming and spacious 4-bedroom semi-detached house offers the ideal blend of modern comfort and practical family living. Lovingly extended by the current owners, the property boasts generous accommodation throughout, making it a superb choice for growing families.

Enjoying excellent transport links, the home offers easy access to the A4, M4 (Junction 13), and convenient rail connections to London Paddington—perfect for commuters.

The heart of the home is a recently refitted kitchen, beautifully designed with contemporary cabinetry, sleek quartz worktops, and high-quality integrated appliances. A door leads from the kitchen to a handy utility room, which also offers direct access to the garden. The spacious lounge/dining room benefits from a double aspect, flooding the space with natural light, while the welcoming entrance hallway completes the ground floor. Upstairs, the accommodation is cleverly arranged off a split landing. On one side, you'll find a stunning master bedroom, and on the other, two additional well-proportioned bedrooms, a single bedroom ideal for a nursery or study, and a modern family bathroom.

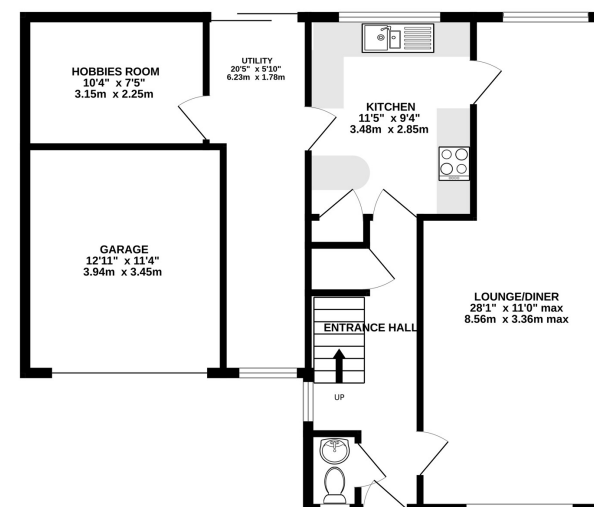
Outside, the property enjoys a private front garden and driveway offering off-road parking. The generous rear garden features a raised decked patio—perfect for alfresco dining and entertaining—leading down to a lawned area screened by mature shrubs and trees. Additionally, a section of the rear garden is rented from West Berkshire Council for a nominal £50 per annum, providing extra outdoor space for your enjoyment. This is a wonderful opportunity to secure a spacious, modern family home in a highly regarded area. Early viewing is highly recommended.



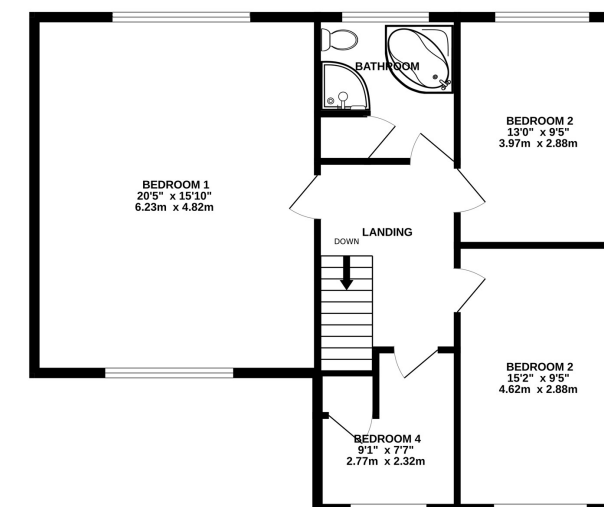


- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** D

GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 1636 sq.ft. (152.0 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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