



Pear Tree Lane

Cricketts

46 Pear Tree Lane, Newbury, Berkshire. RG14 2LX.

£450,000 Freehold



- Detached family home
- Driveway parking
- Family bathroom
- Two reception rooms
- Downstairs cloakroom
- Three good sized bedrooms
- Enclosed rear garden
- Close to local amenities
- Gas fired central heating
- Integral converted garage

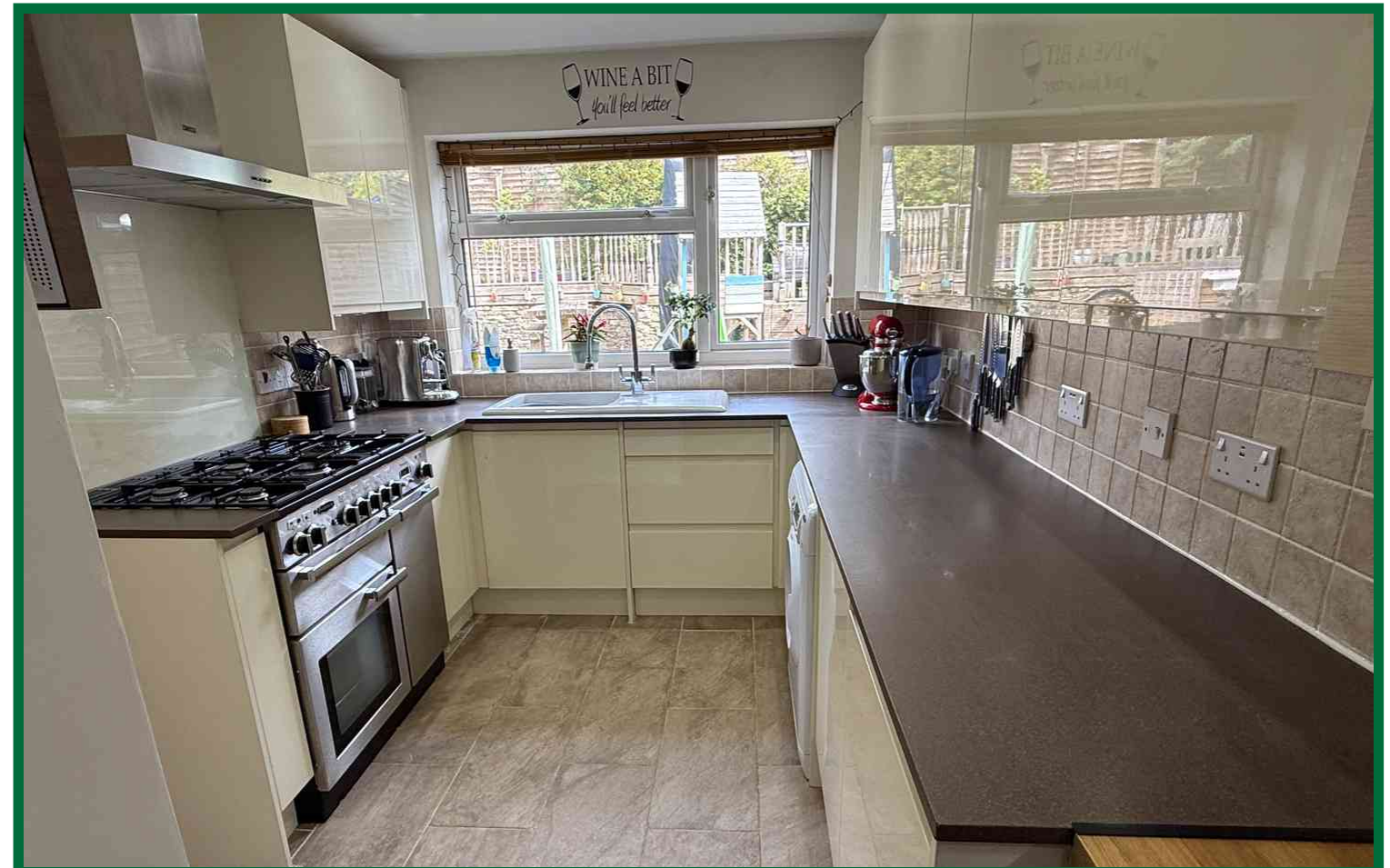
Spacious Three-Bedroom Detached Family Home Close to Newbury Town Centre

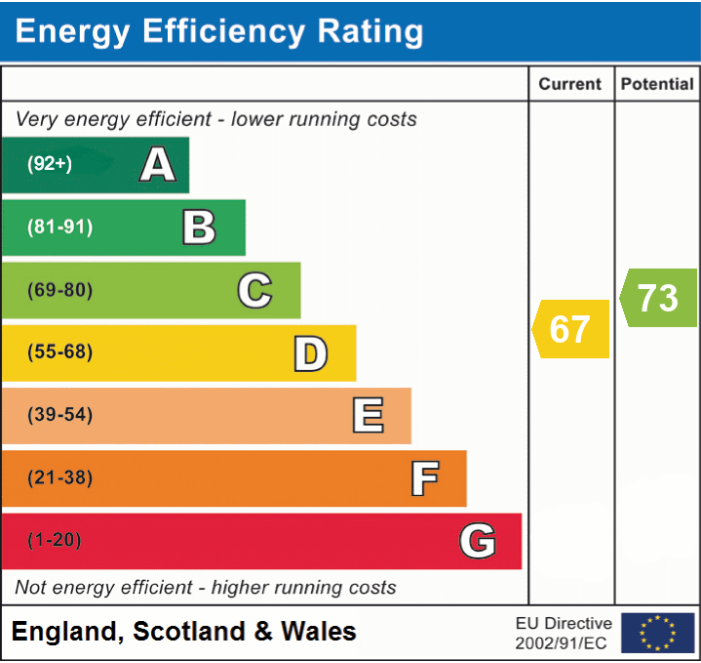
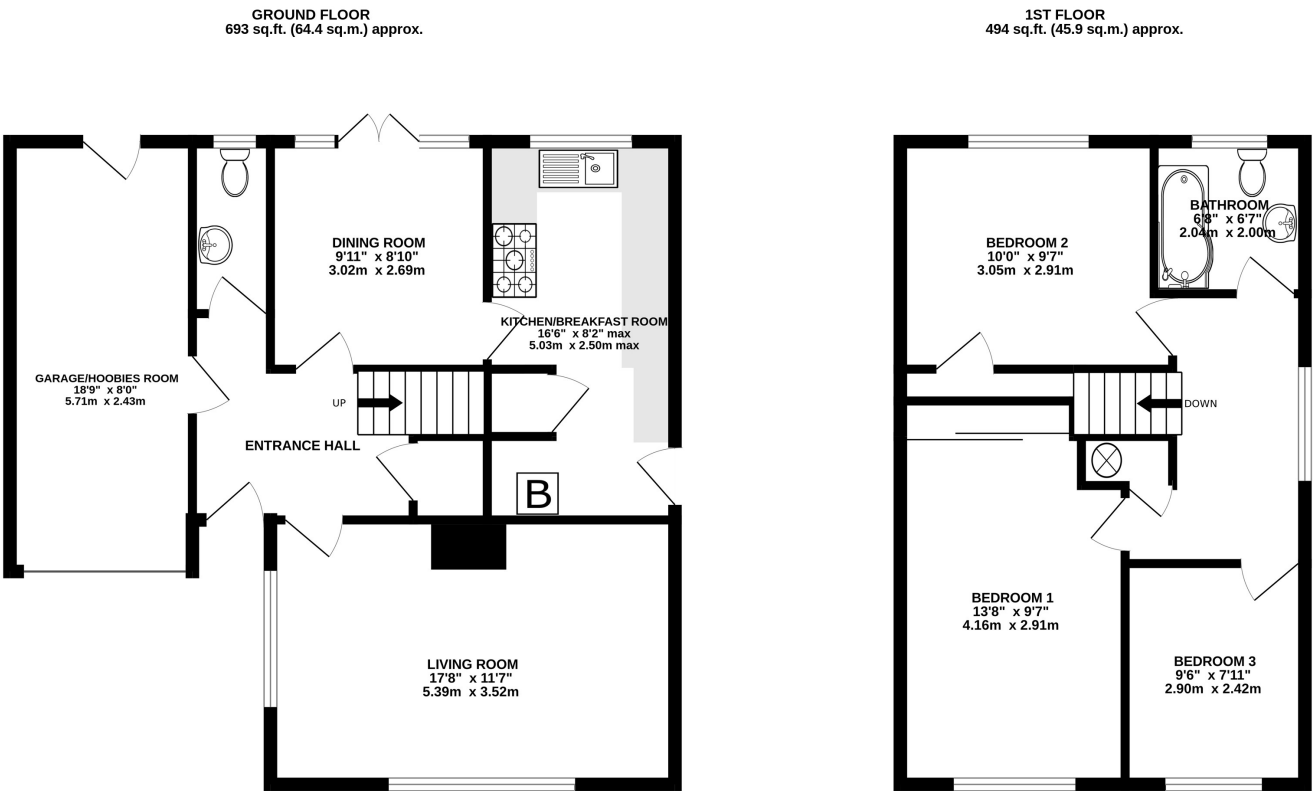
Situated within close proximity of Newbury town centre, this well-presented three-bedroom detached family home offers generous living space, a practical layout, and a desirable location ideal for modern family life.

The ground floor features a welcoming hallway leading to a large, double-aspect lounge complete with a charming wood-burning stove, creating a warm and inviting space. There is a separate dining room, a recently refitted kitchen, and a useful utility area providing additional storage and functionality. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

Additional benefits include, gas fired central heating, double glazing throughout, an integral garage which has been insulated throughout including, walls flooring and ceiling which could be utilised as a room, driveway parking, and a private, enclosed rear garden with a patio area—perfect for outdoor dining and entertaining.

With easy access to local amenities, schools, and transport links, this home presents a fantastic opportunity for families looking to enjoy both space and convenience in a sought-after location.





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

ABOUT US: We are a well-established, independent and highly-regarded, family run estate agency based in Newbury. Offering a bespoke service to suit your individual needs, we get results.



14 The Broadway Newbury Berkshire RG14 1BA
sales@cricketts.co.uk www.cricketts.co.uk T:01635 43333

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