



Newport Road

Cricketts

Newport Road, Newbury, RG14 2AS

£400,000



#### DESCRIPTION

This stunning 1950s semi-detached family home offers three bedrooms and is perfectly situated in a desirable residential area within walking distance of Newbury town centre, the railway station, and other local amenities.

TO APPRECIATE THE SPACE AND THE AMBIENCE AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

Set on an expansive plot, the property boasts an impressive, beautifully landscaped garden that is a true highlight. Upon entering, you are welcomed into a reception hallway that leads to a charming lounge, featuring a bay window and a striking fireplace. The large, well-equipped kitchen is a chef's delight, complete with a range cooker, integrated dishwasher, and ample workspace. There is also a wood burning stove for the family to snuggle around. French doors open from the kitchen onto a fantastic garden, creating a seamless flow between indoor and outdoor living.

The garden itself is a tranquil retreat, with a spacious decked patio area, fitted bench, and meticulously landscaped grounds. Upstairs, the first floor comprises two generous double bedrooms and a third single bedroom, which includes an en-suite shower room. A well-sized family bathroom serves the remaining bedrooms, offering comfort and convenience for all.

The front of the house is complemented by a large driveway, providing off-road parking for several vehicles or even a motorhome. Gated side access leads to the breath taking rear garden, where you'll find a huge decked patio area, complete with a fitted bench, perfect for entertaining or relaxing. Beyond the lawn, through a charming archway, there is a garden shed, a summer house, a greenhouse, and a further gate at the rear of the garden. The entire garden is completely enclosed, offering an exceptional level of privacy. This property

- 🏠 Very large garden
- 🏠 Entrance hall
- 🏠 Lounge with Bay window and feature fireplace and wooden floor
- 🏠 Kitchen/dining/family room with solid fuel burner
- 🏠 Utility room
- 🏠 Downstairs cloakroom
- 🏠 Master bedroom with built in wardrobes
- 🏠 Two further bedrooms
- 🏠 Ensuite shower room.
- 🏠 Large family bathroom
- 🏠 Gas central heating
- 🏠 Lots of driveway parking
- 🏠 Walking distance to Newbury town centre
- 🏠 Quiet cul-de-sac location.
- 🏠 High specification fixture and fittings.



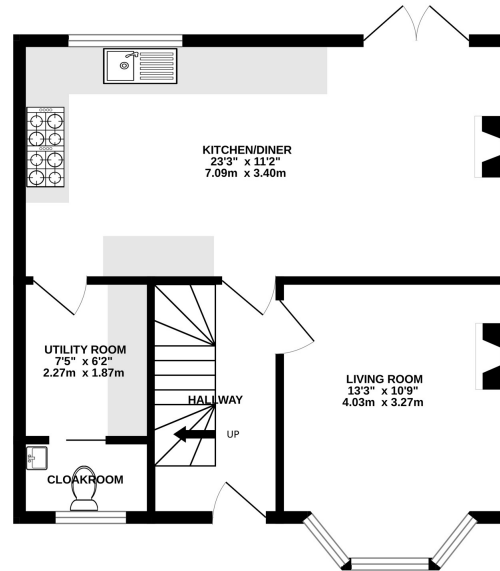
## Directions

Proceed east out of Newbury on the A4 sign posted Thatcham/Reading proceed round the Robin hood roundabout remaining on the A4, just after the Toby Grill and at the traffic lights turn left into Newport Road and proceed towards the end and the property will be found on the right.

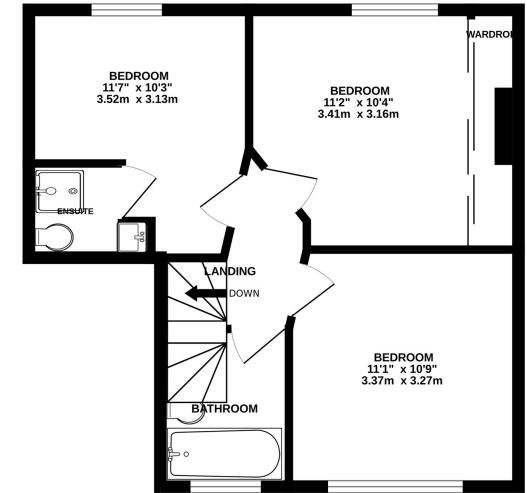
## Local Information

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. There are many areas of natural outstanding beauty perfect for leisurely walks and dog walking such as Snelsmore Common, Donnington Castle and the famous Greenham Common. Newbury has fantastic communication links. Reading, Oxford and Basingstoke are within a comfortable distance and there is a mainline train station with frequent intercity trains to Reading and London Paddington. The M4 (junction 13) lies North of Newbury approximately 4 miles from the town centre.

GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.6 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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