



Keighley Close

Cricketts

Keighley Close, Thatcham, RG19 3XN

£320,000



#### DESCRIPTION

Nestled in the sought after area of Thatcham, this charming two double bedroom semi-detached family home offers a delightful blend of contemporary living and cosy comforts. Situated in the popular Moors development.

#### INTERNAL VIEWING HIGHLY RECOMMENDED.

The property is very light and airy throughout and benefits from having open plan lounge and kitchen which suits modern day lifestyles. The kitchen is fitted with a range of kitchen furniture and appliances with an island bar and doors leading to a modern orangery.

On the first floor there are two double bedrooms and a family bathroom.

Garage in a block to the side of the property with parking in front of the garage.

There is a fully enclosed garden to the rear and paved patio where one can enjoy alfresco dining.

- 🏠 Open planned porch
- 🏠 Newly fitted kitchen with peninsula bar
- 🏠 Lounge
- 🏠 Orangery Garden room to the rear
- 🏠 Two good size bedrooms upstairs
- 🏠 Modern fitted bathroom
- 🏠 Garage with parking in front
- 🏠 Private garden
- 🏠 Gas central heating
- 🏠 Quiet cul-de-sac location
- 🏠 Walking distance to both primary and secondary school

## Directions

Proceed east out of Newbury on the A4 and after the major crossroads take the slip road into Lower Way. At the mini roundabouts turn right onto The Moors. Turn right into Ilkley Way and Keighley Close will be found a short distance on the right.

## Local Information

Thatcham is a thriving market town, which is claimed to be the oldest inhabited village in Britain. Thatcham straddles the River Kennet, the Kennet and Avon canal and the A4 and neighbours the popular town of Newbury. It boasts its own high street with many shops, restaurants and public houses. There are further comprehensive facilities in Newbury & Reading, both of which are an easy commute.

It is home to Thatcham Nature Discovery Centre which is packed full of interactive wildlife and natural history displays. There is a network of footpaths, a bird hide and the Lakeside Cafe where you can enjoy homemade food and drinks looking out over the lake. Bowdown Woods, the Berks, Bucks, & Oxon Wildlife Trust's biggest woodland reserve in Berkshire, is also nearby and hard to beat for sheer variety of wildlife throughout the year.

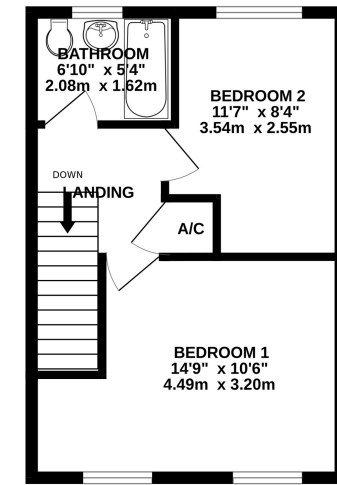
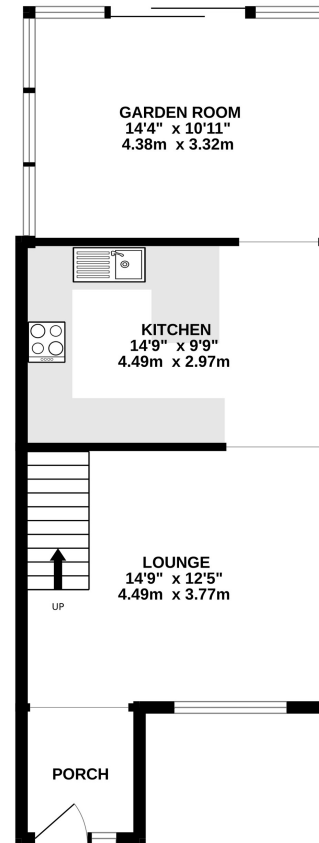
For sporting enthusiasts, Thatcham offers football, rugby, cricket and bowling clubs plus a leisure centre with swimming pool and supporters club. There are several schools situated in and around Thatcham in both the private and state sectors, from pre-schools, to secondary schools.

In terms of communications, Thatcham has a mainline railway station with direct connections to Reading and London Paddington. Newbury is approximately 3 miles away, with access onto the A34, A339 and junction 13 of the M4, which is just north of Newbury.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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