



Goldsmith Close

Cricketts

Goldsmith Close, Thatcham, RG18 3UF

£350,000



- 🏠 Entrance hall
- 🏠 Cloakroom
- 🏠 Generously sized lounge/ diner
- 🏠 Conservatory
- 🏠 Kitchen
- 🏠 Three bedrooms all with built in wardrobes
- 🏠 Family bathroom
- 🏠 Garage
- 🏠 Driveway parking
- 🏠 Enclosed rear garden
- 🏠 Front garden
- 🏠 Council tax band C

#### DESCRIPTION

Situated on the outskirts of Thatcham town, this 3-bedroom semi-detached house boasts an ideal location close to excellent schools and superb communication links, offering the perfect balance of suburban tranquility and accessibility. Nestled within a welcoming neighbourhood, the house features a garden both at the front and rear, providing a delightful outdoor space for relaxation and recreation.

The accommodation comprises;- Entrance porch, downstairs cloakroom, lounge/Dining Room a spacious and inviting area awaits within, seamlessly combining the lounge and dining spaces to create an ideal setting for both entertaining and everyday living. Large windows flood the room with natural light, enhancing its warm and welcoming ambiance. Conservatory accessed from the lounge/dining area, has views of the surrounding garden. The kitchen is well-appointed catering to the needs of busy families.

Upstairs, three comfortably sized bedrooms await. Whether used as sleeping quarters, home offices, or hobby spaces, these rooms provide versatility to accommodate various lifestyles and preferences. Completing the upper level, the bathroom features contemporary fixtures and fittings.

With its desirable location, spacious layout, and modern amenities, this 3-bedroom semi-detached house on the fringe of Thatcham town presents an exceptional opportunity for families seeking a comfortable and convenient place to call home.



# Local Information

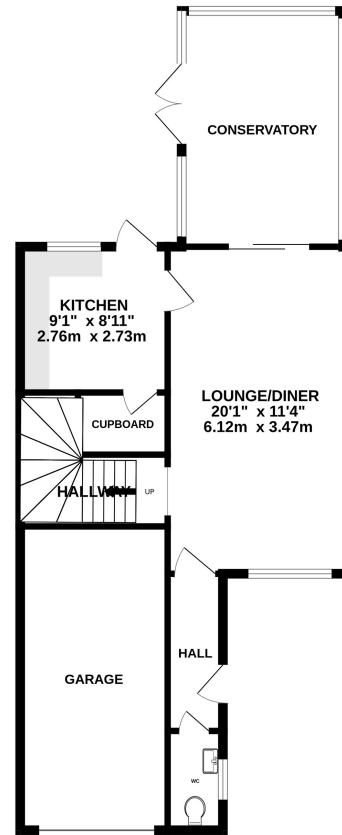
Thattham is a thriving market town, which is claimed to be the oldest inhabited village in Britain. Thattham straddles the River Kennet, the Kennet and Avon canal and the A4 and neighbours the popular town of Newbury. It boasts its own high street with many shops, restaurants and public houses. There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

It is home to Thattham 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.

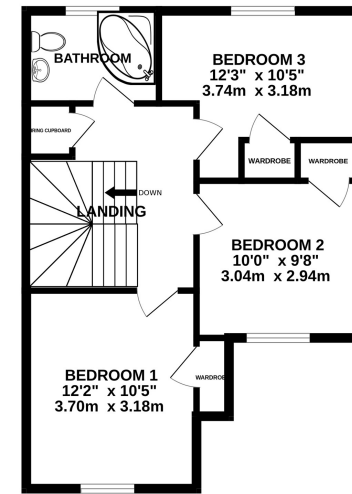
For sporting enthusiasts, Thattham offers football, rugby, cricket and bowling clubs plus a leisure centre with swimming pool and supporters club. There are several schools situated in and around Thattham in both the private and state sectors, from pre-schools, to secondary schools.

In terms of communications, Thattham 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.

**GROUND FLOOR**  
749 sq.ft. (69.5 sq.m.) approx.



**1ST FLOOR**  
516 sq.ft. (47.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**TOTAL FLOOR AREA : 1264 sq.ft. (117.5 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.  
Made with Metropix ©2024

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.



14 The Broadway Newbury Berkshire RG14 1BA

sales@cricketts.co.uk www.cricketts.co.uk T: 01635 43333

Registered in England

Registration No. 04637744

Vat No. 811609452

