



Aintree Close

Cricketts

Aintree Close, Newbury, RG14 7TX

£375,000



-  **Porch**
-  **Large lounge/ diner**
-  **Spacious kitchen/ breakfast room**
-  **Three double bedrooms**
-  **Family bathroom with separate toilet**
-  **Enclosed rear garden**
-  **Driveway parking**
-  **Part boarded large loft with fitted ladder**
-  **Gas fired central heating**
-  **Council tax band C**
-  **Close to Newbury town centre**

DESCRIPTION

Nestled within the sought-after Racecourse development, this beautifully presented three double-bedroom semi-detached family home offers a perfect blend of space, comfort, and convenience. Ideally located close to a green with a children's play area, it is within walking distance of the local pub and just a short drive to Newbury Retail Park. The area also boasts an excellent selection of both state and independent schools.

Lovingly maintained and thoughtfully modified by its current owners, the property welcomes you with a spacious entrance porch leading into a bright and airy lounge/dining room, perfect for family living and entertaining. The modern fitted kitchen features integrated appliances, a stylish breakfast bar, and French doors that open onto a stunning rear garden, seamlessly blending indoor and outdoor living. Upstairs, the first floor comprises three generously sized double bedrooms, all well-appointed, alongside a sleek and contemporary family bathroom.

Externally, the home benefits from a driveway providing off-road parking for two vehicles, as well as gated side access to the rear garden. The fully enclosed garden is a true highlight, boasting two decked patio areas ideal for alfresco dining, a lawn area, and a charming stepping stone pathway leading to a garden shed.

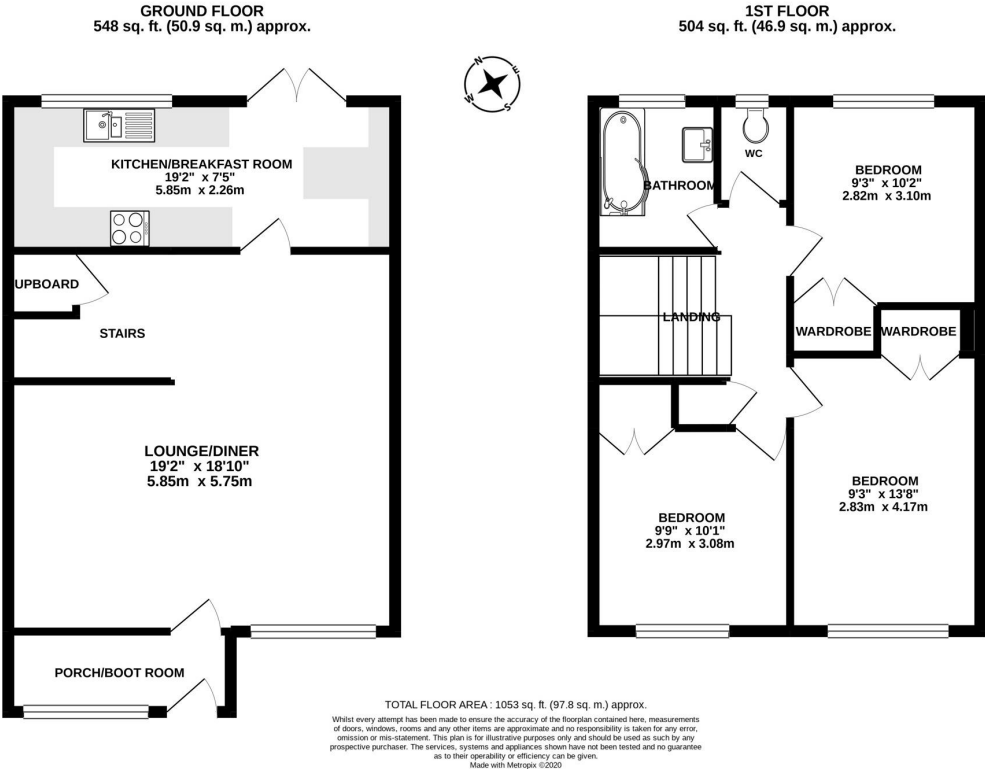
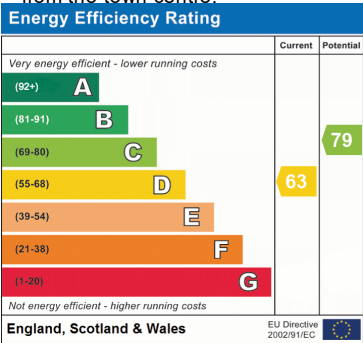
This delightful home offers a fantastic opportunity for families and professionals alike, combining stylish interiors with an excellent location. Early viewing is highly recommended.

Directions

Proceed on the A339 southbound and at the Burger King roundabout take the 2nd exit into Greenham Road, turn left into Racecourse Road and continue over the roundabout into New Road. Take the first turning into Westwood Road and proceed up the hill. Take the second turning into Plumtree Road and proceed to the T-junction leading to Aintree Close and the property will be found straight ahead.

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.



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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