



The Firs

Cricketts

The Firs, Northfield Road , Thatcham, RG18 3EX

£350,000



- 🏠 Entrance porch
- 🏠 Hallway
- 🏠 Kitchen
- 🏠 Large kitchen / dining room
- 🏠 Full size garage
- 🏠 Three bedrooms
- 🏠 Bathroom
- 🏠 Separate toilet
- 🏠 South facing rear garden
- 🏠 Driveway parking
- 🏠 New carpets
- 🏠 No onward chain

DESCRIPTION

A Charming Three-Bedroom Detached Family Home situated in a tucked away position in a cul-de-sac on the fringe of Thatcham town centre. This delightful three-bedroom detached family home offers the perfect blend of comfort and convenience.

The current owners have meticulously painted the house in neutral colours, creating a bright and airy atmosphere throughout. The accommodation comprises: Welcoming and spacious hallway, providing a warm introduction to the home. The galley Kitchen is well-appointed with modern appliances and ample storage and worksurfaces. Spacious lounge offering a generous living space with French doors that open directly onto the garden, allowing natural light to flood the room and providing a seamless indoor-outdoor living experience. On the first floor: There are three generous bedrooms: Each bedroom is thoughtfully designed to offer comfort and relaxation, perfect for a growing family.

The property benefits from gas fired central heating and new carpets throughout.

To the front of the property there is a large driveway offering ample parking space for up to four cars, in addition to a single garage for extra storage or vehicle protection.

The garden to the rear is fully enclosed with paved patio where one can enjoy alfresco dining. There are some shrub borders, a blank canvas for someone to put there own mark on it.

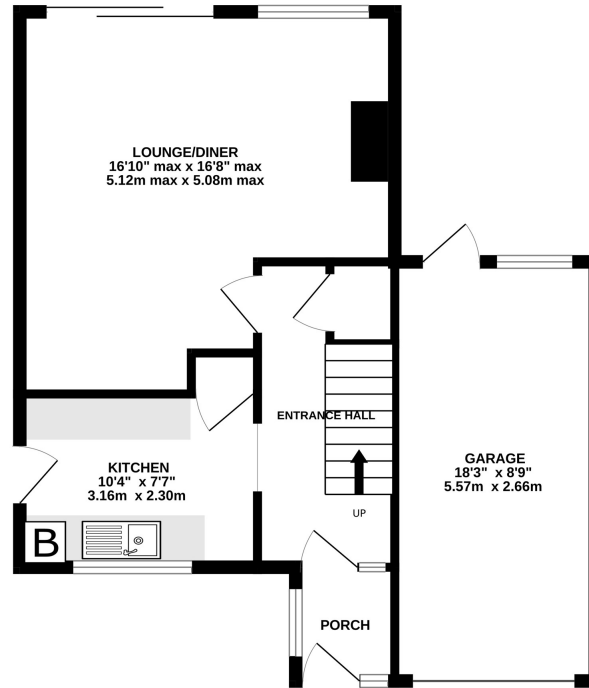
Directions

Proceed east out of Newbury on the A4 for approximately 1.5 mile continuing through the major crossroads remaining on the A4. Just after Subway sandwich bar turn left into Northfield Road and take the second turning into The Firs and the property will be found on the left.

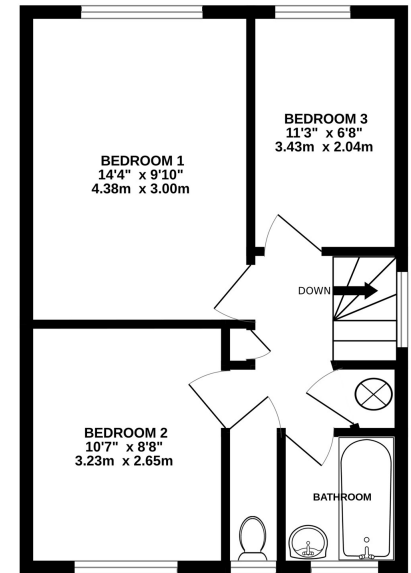
Local Information

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.

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.1 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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