

FOR SALE
£570,000



Ash Gate, Thatcham

DESCRIPTION

An attractive deceptively large four bedroom detached family home situated in a tucked away position in a cul-de-sac in the popular Dunstan Park development. The property falls within the Kennet School catchment, communication links are excellent with access to the A4 and M4 motorway and Thatcham railway station.

THERE IS PLANNING PERMISSION IN PLACE TO EXTEND TO THE REAR. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

The property has been very well maintained by it's current owners who have replaced the kitchen and bathrooms with good quality fixtures and fittings. The accommodation comprises:- reception hallway, downstairs cloakroom, lounge, dining room, kitchen and utility room. On the first floor there is a master bedroom with ensuite and three further bedrooms.

To the outside there is a lovely front garden mainly laid to lawn with attractive flower and shrub borders. There is a personal pathway leading to the front entrance door.

DOUBLE GARAGE WITH POWER AND LIGHT AND A NEW REMOTE CONTROL DOOR AND A NEW DOOR LEADING TO THE GARDEN. DRIVEWAY PARKING FOR SEVERAL VEHICLES.

There is a lovely garden to the rear which is mainly laid to lawn with a patio to the rear boundary where one can enjoy alfresco dining. The garden is fully enclosed and offers a degree of privacy. Side access leading to the front .

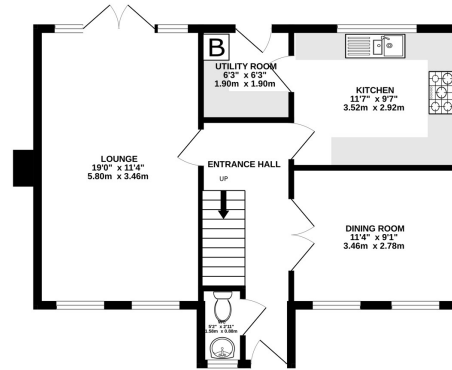


ENERGY EFFICIENCY RATING

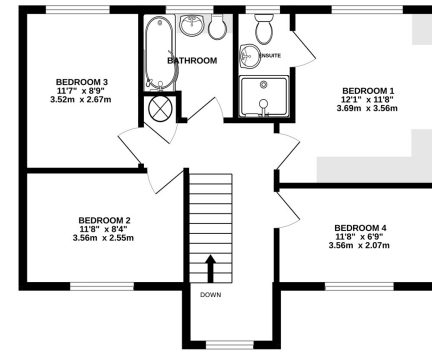
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



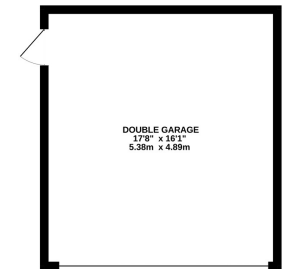
GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



OUTBUILDINGS
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 1437 sq.ft. (133.5 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.
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-  Reception hallway
-  Cloakroom
-  Dining room
-  Fitted kitchen
-  Utility room
-  Double aspect lounge with French doors leading to the garden
-  Master bedroom with built in cupboard and en suite shower room
-  Three further bedrooms
-  Family bathroom
-  Enclosed rear garden
-  Double garage
-  Driveway parking
-  Gas fired central heating
-  Double glazed throughout



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