



1 Aldbourne Close  
Hungerford, Berkshire, RG17 0SQ

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# 1 Aldbourne Close

Hungerford, Berkshire, RG17 0SQ

£550,000

An attractive detached property that has been extended to create a very comfortable home.

## Description

The accommodation includes a separate hall with downstairs cloakroom, a sitting room with a fireplace and a separate dining room/study. The kitchen has been tastefully refitted in a Shaker style and there is a useful utility room. A distinctive vaulted extension has been added and successfully links to the sitting room and kitchen to provide ideal space for family life and entertaining. There is good natural light and bifold doors to the garden. On the first floor there are three bedrooms, two of which have built-in storage. The spacious 'Jack and Jill' bathroom is larger than average and includes a separate shower enclosure. Outside there is a favourable corner plot with a driveway to the garage. The rear garden is fully enclosed with a gate to the side, a paved terrace and borders.

## Hungerford

The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, pubs and restaurants and numerous leisure activities and clubs. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading,

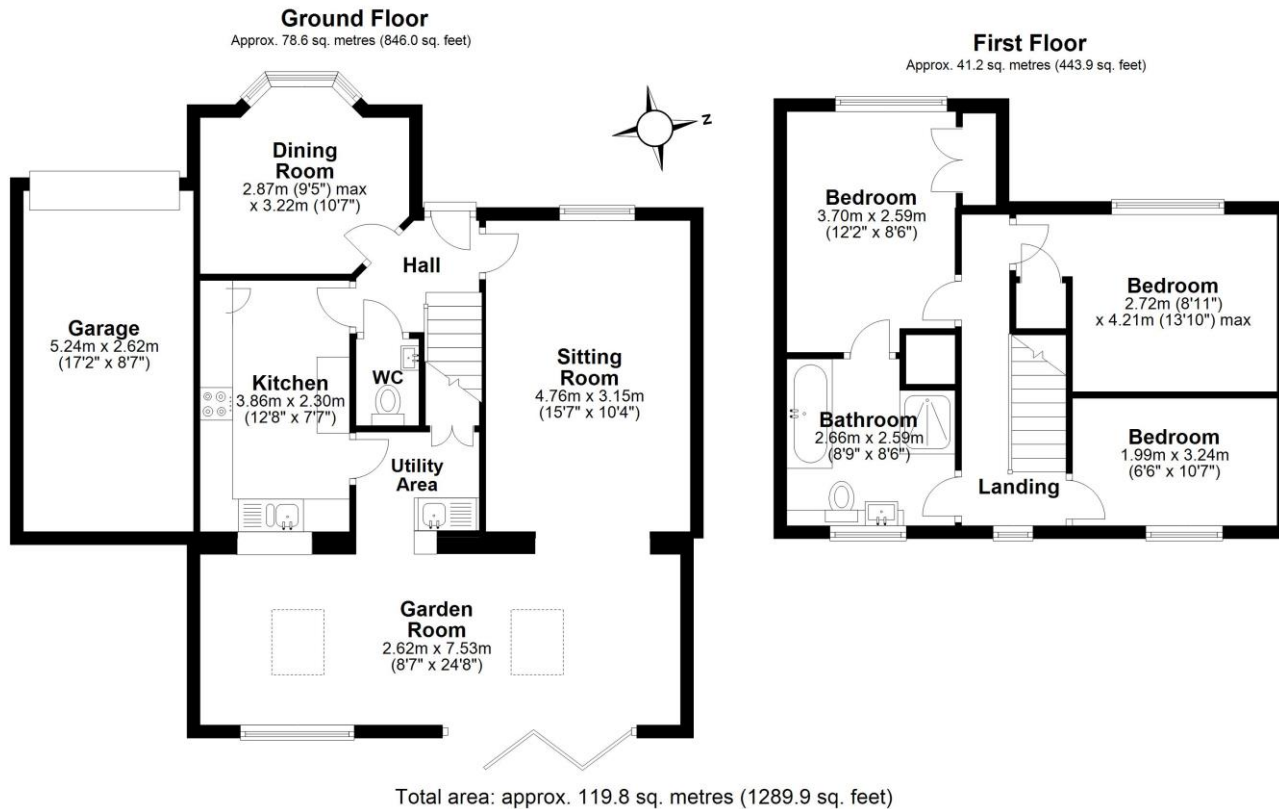
London (Paddington) and the West Country (Reading to Taunton line).

## Directions

From our office turn right down the High Street, first right into Park Street and just before the common turn right into Ramsbury Drive. At the mini roundabout turn right into Aldbourne Close and No.1 is immediately on the left hand side.

- Porch
- Entrance Hall
- Cloakroom
- Sitting Room
- Family Room/Breakfast Room
- Dining Room
- Kitchen
- Utility
- Three Bedrooms
- Jack & Jill Bathroom
- Garage
- Gardens





To view this property call Marc Allen Estate Agents on **01488 685353**

### Porch

### Entrance Hall

Stairs to first floor.

### Cloakroom

With a wash hand basin and w.c. Radiator.

### Sitting Room

15' 7" (4.75m) x 10' 3" (3.12m). Fire surround with a fitted electric fire. Two contemporary radiators. Opening to:-

### Family Room/Breakfast Room

24' 8" (7.52m) x 8' 6" (2.59m). A fabulous vaulted extension with velux windows and bifold doors to the garden. Underfloor heating.

### Dining Room

10' 6" (3.2m) max x 9' 4" (2.84m) max. Wood effect flooring. Radiator.

### Kitchen

12' 7" (3.84m) x 7' 6" (2.29m). Fitted with a range of cream Shaker style units with wooden worktops, matching upstand and glass splashback. Small breakfast bar. Integrated dishwasher, fridge and freezer. Built-in electric oven and oven/microwave. Single drainer sink unit with a mixer tap.

### Utility

6' 8" (2.03m) x 4' 9" (1.45m). With a sink unit and cupboard below. Built-in cupboard. Radiator.

### Staircase gives access to landing

Airing cupboard with hot water tank and immersion heater. Access to loft.

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**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

### Bedroom 1

12' 1" (3.68m) x 8' 5" (2.57m). Built-in wardrobe. Radiator. Door to bathroom.

### Bedroom 2

13' 9" (4.19m) max x 8' 11" (2.72m) narrowing to 10' 6" (3.2m). Built-in cupboard. Radiator.

### Bedroom 3

10' 7" (3.23m) x 6' 6" (1.98m). Radiator.

### Jack and Jill Bathroom

8' 8" (2.64m) x 8' 5" (2.57m). A white suite comprising panelled bath with side taps, wash hand basin with cupboards below and to the side, w.c. and a separate shower enclosure. Two chrome finished heated towel rails.

### Garage

17' 2" (5.23m) x 8' 7" (2.62m). Metal up and over door. Light and power.

### At the front of the property is

A lawned garden with a mature tree, hedging and a driveway to the garage.

### At the rear of the garden is

A wide paved terrace with timber edging and a garden that is being prepared for lawn. There is a further paved seating area via a covered archway. Enclosed by wooden fencing with a gate to the side.

### Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.

