



# 12 Beacon Rise

Hungerford, Berkshire, RG17 0UW







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£725,000

An exceptionally smart detached house situated on the edge of the Lancaster Park development.

## Description

The beautifully presented 'Marlborough' designed house benefits from numerous upgrades which include Karndean flooring, Cristal white worktops, higher specification tiling, additional sockets and downlights plus mirrored wardrobes in two of the bedrooms. The accommodation includes good hall space with built-in storage, a sitting room with doors to the garden and a snug/study. There is also a useful downstairs cloakroom and utility room with access to the garden. The kitchen/dining room is a particular feature with ample space for a table and doors to the garden. On the first floor there are four bedrooms, three of which have built-in wardrobes. There is a generous en-suite shower room and a full family bathroom that also includes a separate shower. Outside there is a driveway to the detached garage and an electric car charging point. The rear garden is enclosed by walling and wooden fencing, laid mainly to grass with two patios, one off of the kitchen and one off of the sitting room. A viewing is strongly advised to fully appreciate the overall qualities of this very comfortable home.

## 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, a primary school, secondary school and also a

nursery school rated outstanding by Ofsted. There are also pubs, 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).

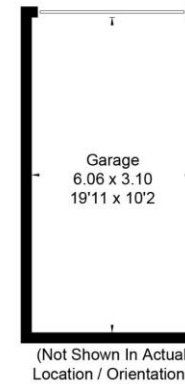
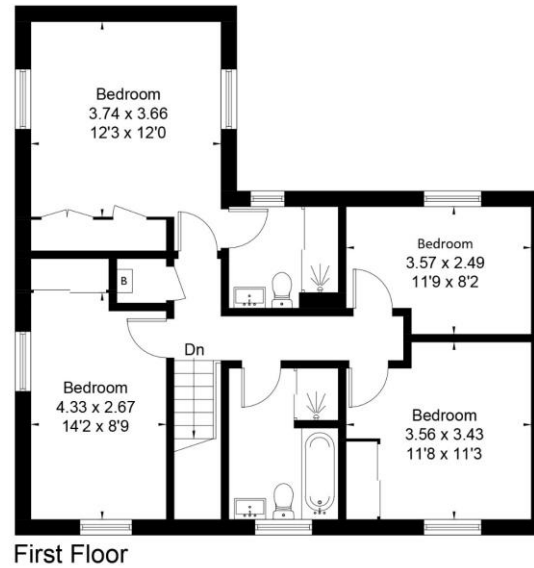
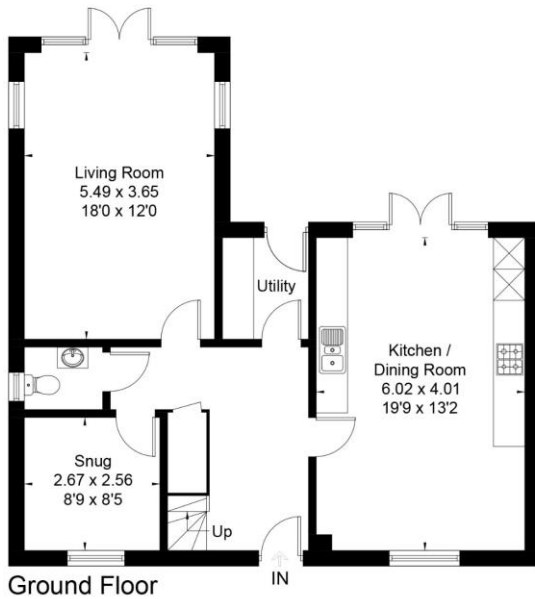
## Directions

From our office turn left up the High Street, continue over three mini roundabouts and at the fourth turn left into Lancaster Park. Bear round to the left and continue along to Beacon Rise and No.12 will be found at the end on the right hand side.

- Entrance Hall
- Cloakroom
- Sitting Room
- Study
- Kitchen/Dining Room
- Utility
- Four Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Garage & Driveway
- Gardens



Approximate Area = 142.1 sq m / 1529 sq ft  
 Garage = 18.8 sq m / 202 sq ft  
 Total = 160.9 sq m / 1731 sq ft



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

### Porch

### Entrance Hall

Radiator. Karndean flooring. Understairs cupboard.

### Cloakroom

A contemporary white suite comprising wash hand basin with a cupboard below and w.c. Karndean flooring. Heated towel rail.

### Sitting Room

French doors to garden. Two radiators. TV aerial point. Telephone point.

### Study

Radiator.

### Kitchen/Dining Room

Fitted with a smart range of wall and base units with drawers, quartz worksurfaces over and matching upstand. Sink unit with a mixed tap. Built-in electric oven, grill, gas hob and extractor over. Integrated dishwasher. Radiator. Spotlights. Karndean flooring. French doors to garden.

### Utility

With quartz work surfaces and matching upstand. Cupboard below. Plumbing for automatic washing machine. Appliance space. Karndean flooring. Radiator. Doors to garden.

### Staircase gives access to landing

Access to loft space. Built-in cupboard with gas fired boiler for domestic hot water and central heating.

### Bedroom 1

Built-in wardrobes and cupboard. Radiator. TV aerial point.

### En-Suite Shower Room

With a generous shower enclosure, wash hand basin with drawers below and w.c. Tiled floor and surrounds. Extractor fan. Electric shaver point.

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### Bedroom 2

Built-in mirrored wardrobe. Radiator.

### Bedroom 3

Built-in mirrored wardrobe. Radiator.

### Bedroom 4

Radiator.

### Bathroom

A white suite comprising panelled bath with a shower attachment, wash hand basin with drawers below and w.c. Separate shower enclosure with sliding doors. Heated towel rail. Tiled floor and surrounds. Extractor fan. Electric shaver point.

### Garage

To the side with a metal up and over door.

### At the front of the property is

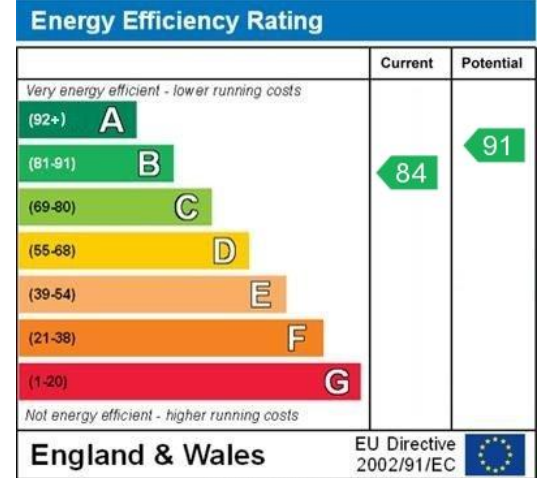
A lawned garden with shrub borders, a pathway to the house and a driveway to the garage. Electric car charging point.

### At the rear of the property is

A part walled garden with close boarded fencing laid mainly to grass with two patios (one leading from the sitting room and one from the kitchen). Outside lighting and tap. 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.



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