



16 Craven Close  
Kintbury, Berkshire, RG17 9XF





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Guide £395,000

A nicely presented older style semi-detached house situated in an established residential area in Kintbury.

## Description

The accommodation flows well and includes a porch and hall space from which the stairs lead. The kitchen is tastefully fitted in Shaker style and opens into a breakfast room with distinctive 'port hole' window. This in turn leads to a good sized garage with utility space, a downstairs cloakroom and access to the garden. The sitting room has an open fireplace and opens into a fantastic dining/garden room which is a valuable extension to the living space. On the first floor there is a light and airy landing and three bedrooms, all of which have built-in wardrobes. The bathroom is fitted in traditional white. Outside there is a driveway to the garage and a mature open plan front garden. The rear garden is a particular feature with a wide paved patio, mature borders and good storage provided by a garden shed and a former garage. A viewing is strongly advised to fully appreciate the overall qualities of this comfortable family home that also has potential to extend (subject to the usual consents, of course) if required.

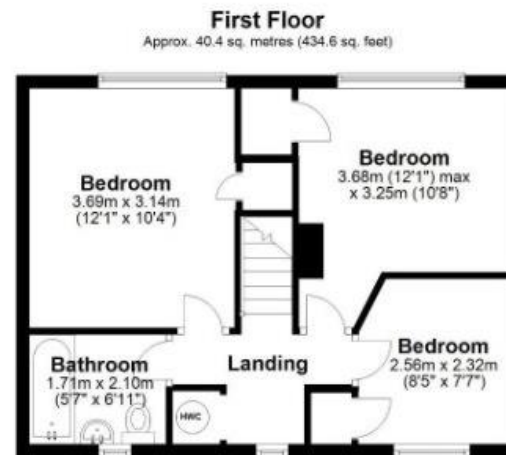
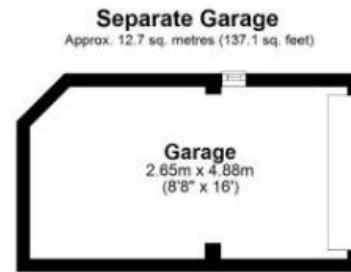
## Kintbury

Kintbury is a pretty village situated between Hungerford and Newbury on the south bank of the Kennet & Avon Canal. It has a church, primary school, general stores, public houses and sports hall. The M4 motorway can be joined at junctions 13 or 14 and there is a rail service to Newbury, Reading and London (Paddington).

## Directions

From our office turn right down the High Street, first right into Park Street and continue over the common to Kintbury. On reaching the village, turn right opposite Tweasles Hairdressers into Newbury Street and right at the mini roundabout into Burtons Hill. Take the first left turn into Craven Way, first right into Queens Way and first right again into Craven Close. No.16 will be found along on the left hand side.

- Enclosed Porch
- Entrance Hall
- Sitting Room
- Dining/Garden Room
- Kitchen
- Breakfast Room
- Three Bedrooms
- Bathroom
- Garage/Utility Area
- Separate W.C.
- Garage
- Driveway with EV charging point
- Gardens



Total area: approx. 125.4 sq. metres (1349.7 sq. feet)



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

### Enclosed Porch

### Entrance Hall

Radiator. Stairs to first floor.

### Sitting Room

17' 11" (5.46m) x 10' 7" (3.23m) max. Open fireplace with tiled surround. Radiator. Opening to:-

### Dining Room/Garden Room

14' 2" (4.32m) x 10' 6" (3.2m). Radiator. Doors to garden.

### Kitchen

14' 10" (4.52m) max x 9' (2.74m) max. Tastefully fitted with a Shaker style range of wall and base units with granite work surfaces over and tiled surrounds. Double sink with a mixer tap. Built-in electric oven, hob and extractor. Larder cupboard. Understairs cupboard. Plumbing for dishwasher.

### Breakfast Room

8' 7" (2.62m) x 7' (2.13m). Radiator.

### Staircase gives access to landing

Recess with hot water tank and immersion heater.

### Bedroom 1

12' (3.66m) x 10' 3" (3.12m). Built-in wardrobe. Radiator.

### Bedroom 2

12' (3.66m) max x 10' 7" (3.23m) max. Built-in wardrobe. Radiator.

### Bedroom 3

8' 4" (2.54m) x 7' 7" (2.31m). Built-in wardrobe. Radiator.

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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.

### Bathroom

A white suite comprising twin grip panelled bath with a shower attachment, wash hand basin and w.c. Chrome finished heated towel rail.

### Garage/Utility Area

18' 11" (5.77m) max x 8' 3" (2.51m) max. With twin wooden doors. Plumbing for automatic washing machine. Wall mounted oil fired boiler for domestic hot water and central heating. Door to rear. Access to boarded loft space.

### Separate W.C.

With a w.c. and wash hand basin.

### At the front of the property is

A driveway to the garage and open plan gravelled garden area with shrubs. EV charging point.

### At the rear of the property is

A generous paved patio with very well stocked borders, mature shrubs and lawn. Store with a metal up and over door. Oil tank. Gate to rear. Garden shed of approx. 11' 9" (3.58m) x 7' 9" (2.36m).

### Services

All mains connected, except gas. 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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