



5 Macklin Close

Hungerford, Berkshire, RG17 0BY

marc allen



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£485,000

A very spacious detached bungalow occupying a favourable position in an established residential area off the town.

Description

The accommodation includes good hall space, a sitting room with a fireplace and doors to the garden, a separate dining room and a kitchen. There are three well balanced bedrooms and the main bedroom has an ensuite shower room. There is a further bathroom and a separate cloakroom. Outside there are mature gardens to the front and rear with a driveway to the garage. NO ONWARD CHAIN.

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

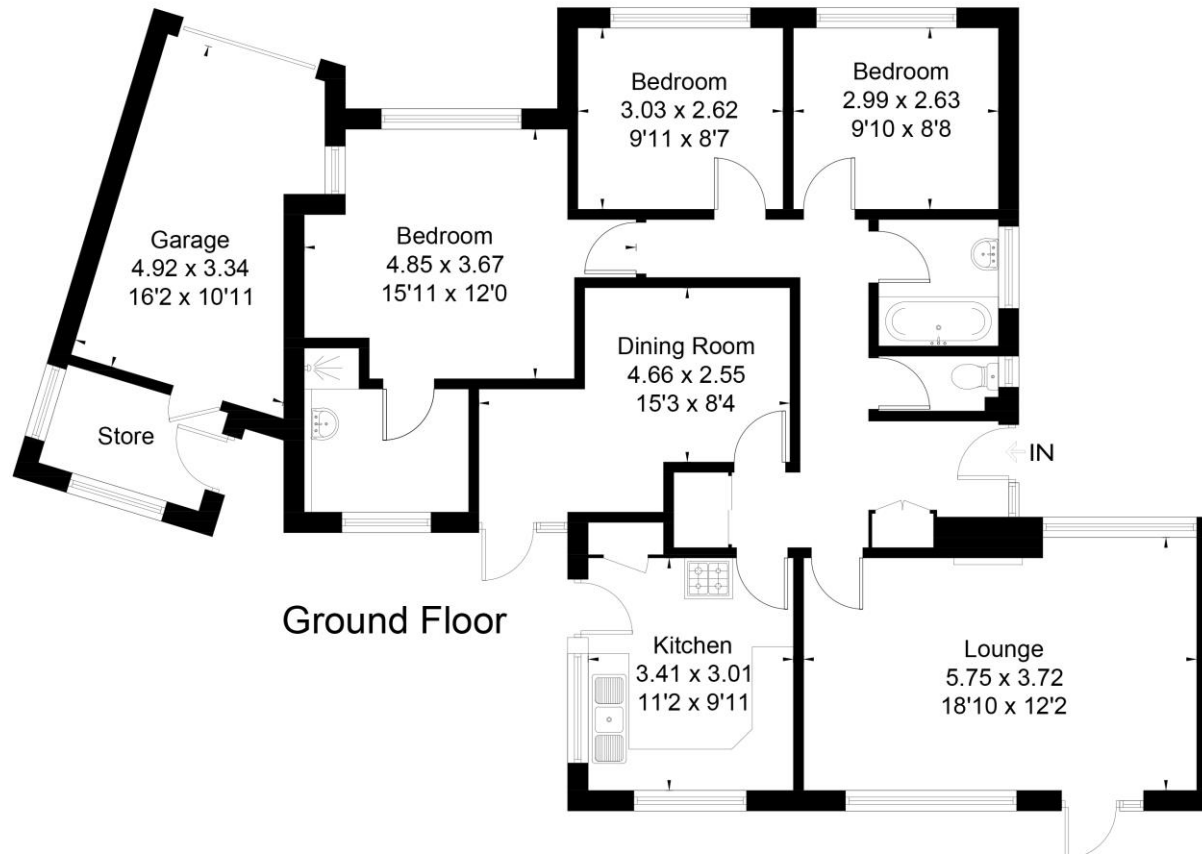
From our office turn right down the High Street and first right into Park Street. Take the first right turn again into Fairview Road and second left into Macklin Close. No.5 will be found along on the right hand side.



- Porch
- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Separate W.C.
- Garage
- Gardens



Approximate Floor Area = 101.0 sq m / 1087 sq ft
 Outbuilding(s) = 17.5 sq m / 188 sq ft (Including Garage)
 Total = 118.5 sq m / 1275 sq ft



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

Porch

With a quarry tiled floor and space for a seat.

Entrance Hall

Built-in cupboard. Cupboard with radiator. Access to loft.

Cloakroom

With a w.c.

Sitting Room

18' 10" (5.74m) x 12' 2" (3.71m). Fireplace with a tiled surround and gas fire. Two radiators. Doors to garden.

Dining Room

15' 3" (4.65m) max x 8' 4" (2.54m) max. Radiator. Door to garden.

Kitchen

11' 2" (3.4m) x 9' 10" (3m). Fitted with a range of storage units with drawers, work surfaces over, open shelving and corner cupboard. Double drainer stainless steel sink unit with a mixer tap. Plumbing for automatic washing machine. Appliance space. Electric cooker point. Built-in larder cupboard. Door to garden.

Bedroom 1

16' (4.88m) x 12' (3.66m). Radiator. Door to:-

En-Suite Shower Room

With a shower recess and wash hand basin. Tiled surrounds. Radiator.

Bedroom 2

9' 11" (3.02m) x 8' 8" (2.64m). Radiator.

Bedroom 3

9' 9" (2.97m) x 8' 7" (2.62m). Radiator.

Bathroom

A white suite comprising panelled bath with a Triton shower over and wash hand basin. Tiled surrounds and floor. Radiator. Electric shaver point.

Garage

15' 11" (4.85m) x 7' 7" (2.31m) widening to 10' 7" (3.23m). To the side with a metal up and over door. Light and power. Water tap. Wall mounted gas fired boiler for domestic hot water and central heating. Opening to:-

Store

8' (2.44m) x 5' (1.52m). Door to garden.

At the front of the property is

A lovely mature garden laid to lawn with established trees, shrubs and gates to the property.

At the rear of the property is

A lawned garden with mature trees and shrubs, a generous paved terrace and side access.

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.



110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

