



38 Greenacre Place
Newbury, Berkshire, RG14 7GY

marc allen

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38 Greenacre Place

Newbury, Berkshire, RG14 7GY

£625,000

An attractive detached house occupying a favourable position within the road.

Description

The property has gas to radiator heating, together with double glazing and includes a hall from which the stairs lead, a good sized sitting room and nicely fitted kitchen. The kitchen has space for a table and doors to the garden. There is also a downstairs cloakroom and utility room with access in to the garage. On the first floor there is a generous landing and four well balanced bedrooms. The main bedroom has an ensuite shower room and there is also a full family bathroom. Outside there is a driveway for off road parking and an enclosed garden at the rear.

Newbury

Newbury is a market town in the valley of the river Kennet. Newbury lies on the edge of the Berkshire Downs, part of the North Wessex Downs Area of outstanding natural beauty. There are lots of independent high street shops, restaurants, walking and cycling trails. It's also the home of Newbury Racecourse, Donnington Castle, the Corn Exchange and The Watermill Theatre, and nearby Highclere Castle (of Downton Abbey fame!). There is also a train service to London Paddington and the M4 can be joined at J13.

Directions

From our office, turn right down the High Street, and turn right at the Bear Hotel, and follow along the A4 for approx. 9 miles. When approaching Newbury, take the first exit at the Western Avenue roundabout, and straight

ahead at the next roundabout, following the A339. Take the first exit at the Newtown Road roundabout, and straight ahead at the next three mini roundabouts. Turn left into Greenham Road and take the second left into Greenacre Place, number 38 will be found along on the left hand side.

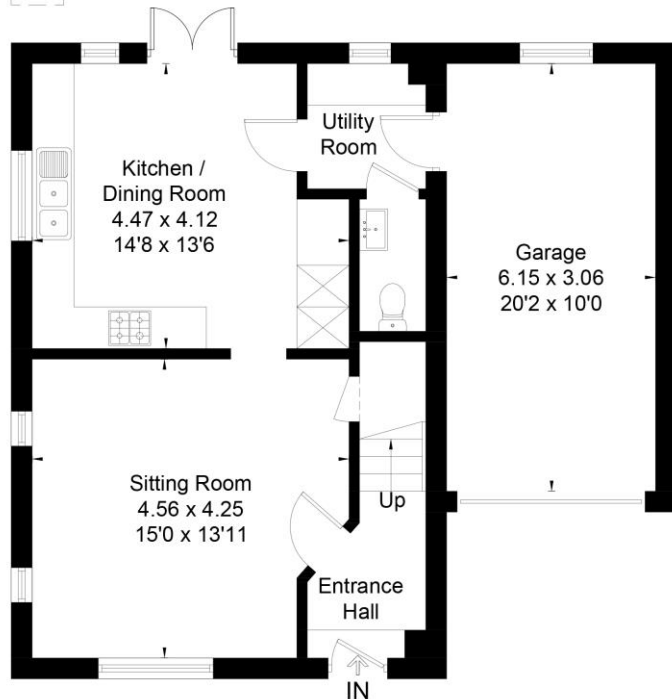
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- Four Bedrooms
- En Suite Shower Room
- Bathroom
- Garage
- Driveway
- Gardens



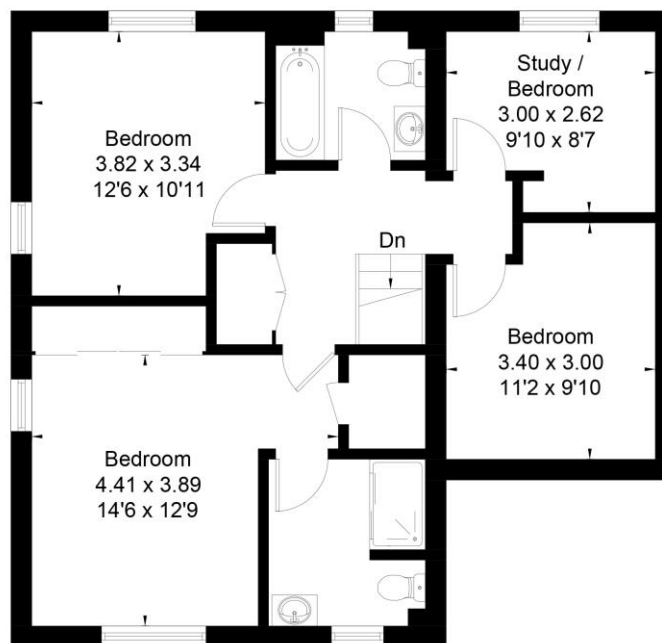
Approximate Floor Area = 137.4 sq m / 1479 sq ft (Including Garage)



 = Reduced head height below 1.5m



Ground Floor



First Floor



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

Porch

Entrance Hall

Wood effect flooring. Radiator. Stairs to first floor.

Sitting Room

Wood effect flooring. Understairs cupboard. Two radiators.

Kitchen/Dining Room

Tastefully fitted with a range of shaker style units with wood effect worktops and upstand. Single drainer sink unit with a mixer tap. Built in electric oven, grill, induction hob and extractor over. Integrated dishwasher, fridge and freezer. Radiator. Wood effect flooring. Doors to garden.

Utility Room

With further storage and wood effect worktops. Plumbing for automatic washing machine and appliance space. Wood effect flooring. Door to garage.

Cloakroom

A white suite comprising, wc and wash hand basin.

Staircase give access to landing

Built in cupboard. Radiator. Access to loft.

Bedroom 1

Built in wardrobes, mirrored doors and cupboard. Radiator.

En Suite Shower Room

With a generous shower enclosure, wash hand basin and wc. Tiled surrounds. Tiled effect flooring. Heated towel rail. Electric shower.

Bedroom 2

Radiator.

Bedroom 3

Radiator.

Bedroom 4

Radiator.

Bathroom

A white suite comprising panelled bath with a shower over and screen, wash hand basin and wc. Tiled surrounds and tiled effect floor. Electric shower point. Heated towel rail.

Garage

To the side with a metal up and over door. Light and power. Wall mounted gas fired boiler for domestic hot water and central heating.

At the front of the property is

A block paved driveway with an area of lawn, hedging and pathway to the house.

At the rear of the property is

A paved terrace leading to a mainly lawned garden enclosed by wooden fencing. Outside light and tap. 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.

Development Service Charge

To be confirmed.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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