



8 Somerset Close

Hungerford, Berkshire, RG17 0NS

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# 8 Somerset Close

Hungerford, Berkshire, RG17 0NS

Guide £465,000

A very well presented 'Link' detached house situated in an established residential area of the town.

## Description

The property has gas to radiator heating, together with double glazing and the accommodation includes a separate hall from which the stairs lead and a nicely fitted cloakroom. The kitchen has a smart range of units, including some integrated appliances, together with space for a small table. The sitting room has an open fireplace and doors opening to the conservatory. This is a valuable extension to the living space with doors to the garden. The stairs rise to a generous galleried landing which in turn leads to four bedrooms, two of which have built in wardrobes. The shower room is finished in a contemporary style with a large walk in shower area. Outside there is a driveway with an EV charging point, a garage to the side and an enclosed mature garden.

## 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

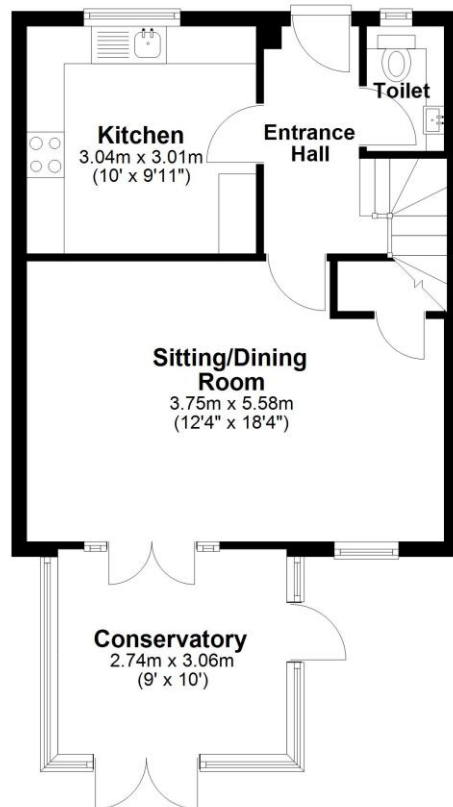
From our office, turn right down the High Street, and left at the mini roundabout onto Church Street. Follow along, to Smitham Bridge Road and turn right into Wessex Close, and an immediate left into Somerset Close. No.8 will be found on the right hand side.

- Entrance Hall
- Cloakroom
- Sitting/Dining Room
- Conservatory
- Kitchen
- Four Bedrooms
- Shower Room
- Garage
- Gardens



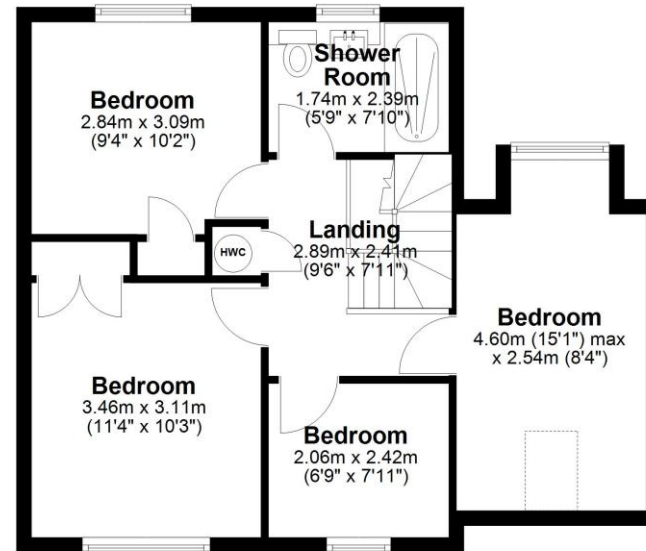
### Ground Floor

Approx. 46.5 sq. metres (500.7 sq. feet)



### First Floor

Approx. 50.3 sq. metres (541.3 sq. feet)



Total area: approx. 96.8 sq. metres (1042.0 sq. feet)

**8 Somerset Close, Hungerford**

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





**Porch**  
Outside light.

**Entrance Hall**  
Radiator.

**Cloakroom**  
A smart contemporary suite comprising wash hand basin with cupboards below, wc and tiled floor. Chrome finish heated towel rail.

**Sitting/Dining Room**  
Open fireplace with a stone surround and beam over. Two radiators. Understairs cupboard. Doors to:-

**Conservatory**  
A brick and double glazed construction with a glass roof, tiled floor and two sets of doors to the garden. Electric panel heater.

**Kitchen**  
Fitted with a smart range of wall and base units with drawers, worksurfaces over, and matching upstand. Single drainer sink unit with a mixer tap. Built in Bosch ceramic hob, extractor and two ovens. Integrated dish washer. Cupboard housing gas fired boiler for domestic hot water and central heating. Tiled floor. Space for a table. Plumbing for automatic washing machine. Radiator.

**Staircase gives access to galleried landing**  
Access to loft. Airing cupboard housing hot water tank and immersion heater.

**Bedroom 1**  
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.

**Bedroom 2**  
Built in wardrobe. Radiator.

**Bedroom 3**  
Currently used as an office. Radiator.

**Bedroom 4**  
Radiator.

**Shower Room**  
Nicely fitted with a contemporary white suite comprising wc and wash hand basin with cupboards below. Generous walk in shower enclosure with an Aqualisa quartz shower. Tiled floor. Chrome finish heated towel rail. Extractor fan.

**Garage**  
To the side with an EV charging point. Light and power. Door to rear.

**At the front of the property is**  
A lawned garden with a well stocked border, hornbeam hedging and a pathway to the house.

**At the rear of the property is**  
A mature garden with well stocked borders, water feature and paved patio. The garden is enclosed by wooden fencing with 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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

