



**Berry Close, Faringdon SN7 7FL**



**welcome to**

## **Berry Close, Faringdon**

**\*\*Virtual Tour\*\*** Spacious 5-bed, 3-storey townhouse in gated Faringdon community. Features kitchen/diner, living room, utility & boot room. Four beds & 2 baths on first floor, master suite on top floor. Private courtyard garden, garage & drive. Offered with No Onward Chain.



### Canopied Proch

Door to entrance hall.

### Spacious Entrance Hall

Door to kitchen/diner, door to cloakroom, door to living room, door to cloak cupboard, door to understairs storage cupboard. Stairs to first floor landing.

### Cloakroom

Irregular Shaped Room 5' 8" x 4' 4" ( 1.73m x 1.32m)  
W.c. Wash hand basin. Tiled splash. Radiator.

### Living Room

15' 6" into bay x 17' 8" ( 4.72m into bay x 5.38m )  
Double glazed bay window with doors to garden.  
Two radiators.

### Kitchen / Diner

15' 3" into recess x 12' 11" ( 4.65m into recess x 3.94m )  
2 Double glazed windows. Radiator. Door to utility/boot room. Range of floor and wall mounted units. 1 1/2 bowl sink unit with drainer. Work surfaces. Tiled splash. Integral double oven, extractor, 4 ring gas hob, washing machine, dishwasher and tall standing fridge freezer. Boiler.

### Utility / Boot Room

11' max x 8' 8" ( 3.35m max x 2.64m )  
Door to side garden and garage access. Twin aspect double glazed windows.

## First Floor Landing

### Landing

Stairs to second floor. Door providing access to all 4 bedrooms and large family bathroom.

### Bedroom 2

13' 1" x 10' 11" ( 3.99m x 3.33m )  
Double glazed window to front. Built-in triple wardrobes. Door to en-suite shower room. radiator.

### En-Suite

Irregular Shaped Room 8' 1" x 3' 10" ( 2.46m x 1.17m)  
Shower cubicle. Wash hand basin. W.c. Extractor fan. Shaver point. Part tiling. Radiator.

### Bedroom 3

11' 3" max x 10' 10" ( 3.43m max x 3.30m )  
Two double glazed windows to rear. Double built-in wardrobe. Radiator.

### Bedroom 4

12' 10" max x 6' 5" ( 3.91m max x 1.96m )  
Double glazed window to front. Radiator.

### Bedroom 5

11' 3" max x 6' 6" ( 3.43m max x 1.98m )  
Double glazed window to rear. Radiator.

### Family Bathroom

9' 7" max x 6' 6" ( 2.92m max x 1.98m )  
4 Piece bathroom suite comprising shower cubicle, bath, wash hand basin, w.c. Shaver point. Extractor fan. Tiling.

## Second Floor

### Landing

Skylight window.

### Substantial Bedroom 1

Irregular Shaped Room 34' 1" x 17' 9" max ( 10.39m x 5.41m)  
this substantial room could be used for multiple purposes, very large in size.

### Outside

### Garden

Enclosed garden. Access to garage. Paved patio. Matured surround borders.

### Driveway

Driveway parking to front of garage

### Garage

19' 10" x 8' 6" ( 6.05m x 2.59m )  
Electric up and over door. Power and light. door to rear garden. Loft storage.



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## welcome to Berry Close, Faringdon

- Virtual Tour
- Three-Story Townhouse In Gated Community
- Five Bedrooms
- Two Bathrooms and WC
- Kitchen/diner with Utility/Boot Room

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

# £475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HWT106233 - 0003

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