

HILLIER & WILSON



Lamtarra Way, Newbury, RG14 7WB

Lamtarra Way Newbury

A well-presented four bedroom detached family home in a popular development on the south side of Newbury. The property is nestled in a secluded position overlooking woodland and benefits from gas central heating, uPVC double glazing, off road parking and part garage/office. The ground floor accommodation comprises entrance hall, cloakroom, sitting room, dining room with French doors onto the garden, kitchen/breakfast room and utility. Upstairs, there is a principal bedroom with en-suite shower room and built-in wardrobes, three further bedrooms and a family bathroom. Externally there is a low maintenance rear garden which is mainly laid to lawn with patio seating area and access to the office. To the front of the property, there is off road parking via driveway. Lamtarra Way is conveniently located close to Newbury town centre and railway station which provides regular direct links to London Paddington taking less than an hour. It also falls within the catchment area of Park House secondary school.



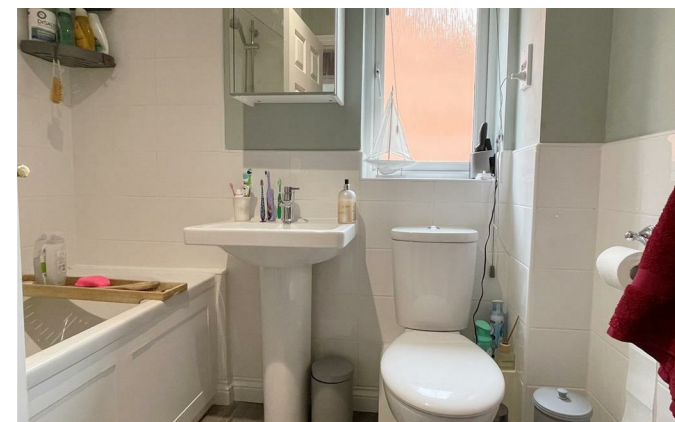


- FOUR BEDROOM DETACHED FAMILY HOME
- TUCKED AWAY OVERLOOKING WOODLAND
- POPULAR DEVELOPMENT SOUTH OF NEWBURY
- PRINCIPAL BEDROOM WITH EN-SUITE
- OFFICE/PART GARAGE
- OFF ROAD PARKING VIA DRIVEWAY

Services:
Mains services are connected
(Service charge applies)

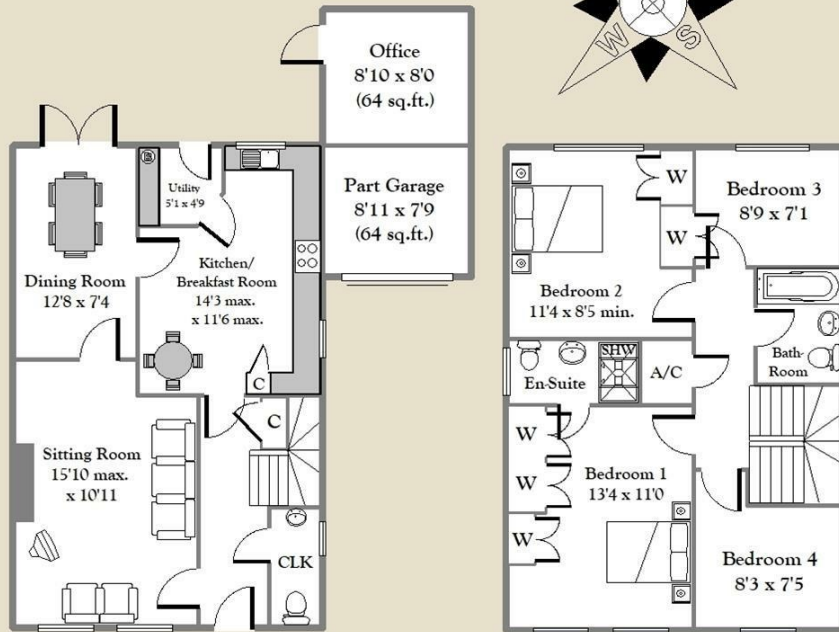
EPC: Rating TBC
Full results can be sent on request

Council Tax: Band E





Lamtarra Way Newbury



APPROX GROSS INTERNAL
FLOOR AREA 1134 sq.ft.(105 sq.m)
(Excluding Home Office & Part Garage)
For identification only - Not to scale
Hillier & Wilson LTD



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.