

HILLIER & WILSON



Normay Rise, Newbury, RG14 6RY

Normay Rise, Newbury

A substantial four/five bedroom detached family home located in the sought after Wash Common area of south Newbury, within the catchment area of the highly regarded Falkland and Park House schools. The property has been extended to create spacious living accommodation and benefits from gas central heating, uPVC double glazing, double garage and off road parking. The ground floor accommodation comprises entrance hall, family room, dining room, sitting room with log burner, kitchen/breakfast room, utility and cloakroom. Upstairs there is a principal bedroom with en-suite shower room, three further bedrooms (two of which have built-in wardrobes), a home office/bedroom and a family bathroom. Externally there is a private and enclosed rear garden which is mainly laid to lawn with mature tree/hedge borders and a patio seating area. To the front of the property is off road parking via driveway and access to the double garage. Normay Rise has a convenient location close to the local amenities of Wash Common including grocery store, doctor's surgery, dentist and coffee shop. Newbury town centre and railway station are a short drive away; road links are excellent with nearby access to the A4, A34 and M4 at Junction 13.





- FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- SUBSTANTIAL & SPACIOUS LIVING ACCOMODATION
 - EXTENDED BY THE CURRENT OWNERS
- POPULAR WASH COMMON AREA OF NEWBURY
 - FALKLAND & PARK HOUSE SCHOOLS
- DRIVEWAY PARKING & DOUBLE GARAGE

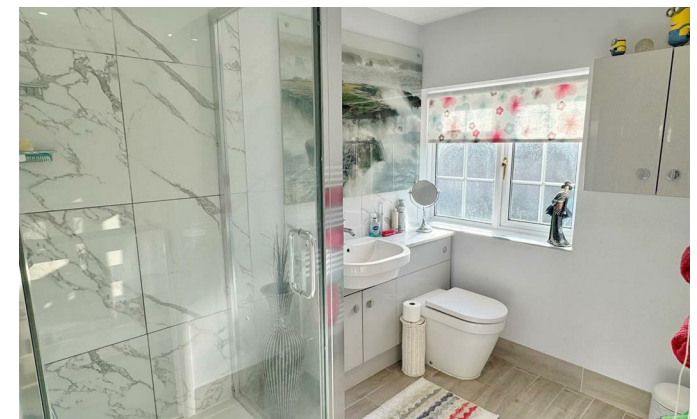
Services:

Mains services are connected

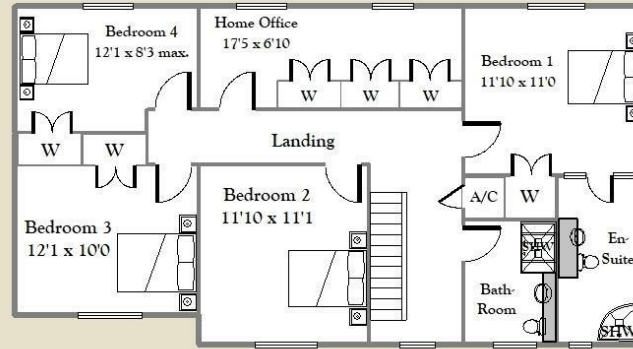
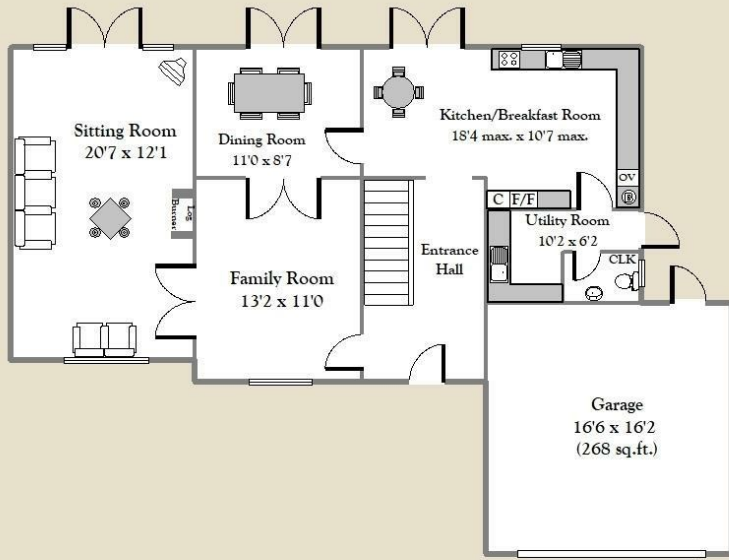
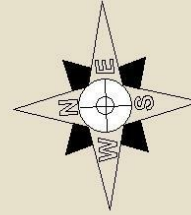
EPC: Rating D

Full results can be sent on request

Council Tax: Band F



Normay Rise, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 2072 sq.ft. (192 sq.m) (Including 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.

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