



10 Bullrush Close Shaw Newbury Berkshire RG14 2GE

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Offers in Excess of £475,000 Freehold

An attractive and recently built three-bedroom Taylor Wimpey "Easedale" design detached family home located on the popular Shaw Valley development. Enjoying an enviable plot on the development overlooking fields and woodland. Just a short distance north of Newbury town centre. Walking distance of both the primary and secondary schools on Love Lane and the doorstep of Vodafone's HQ at the Connection. Comprising Entrance Hall, Cloakroom, Sitting Room with patio doors onto the secluded lawned rear Garden. Kitchen/ Dining Room, Three well-proportioned Bedrooms, the Master with its own En Suite Shower Room, Family Bathroom. The present owners have maintained the property to an excellent standard, along with superior finishes to the Kitchen and Bathrooms, along with shutters to most of the windows—a long Driveway for three vehicles, plus a Single Garage and EV charging point.

An Early Viewing is Highly Recommended to avoid disappointment.

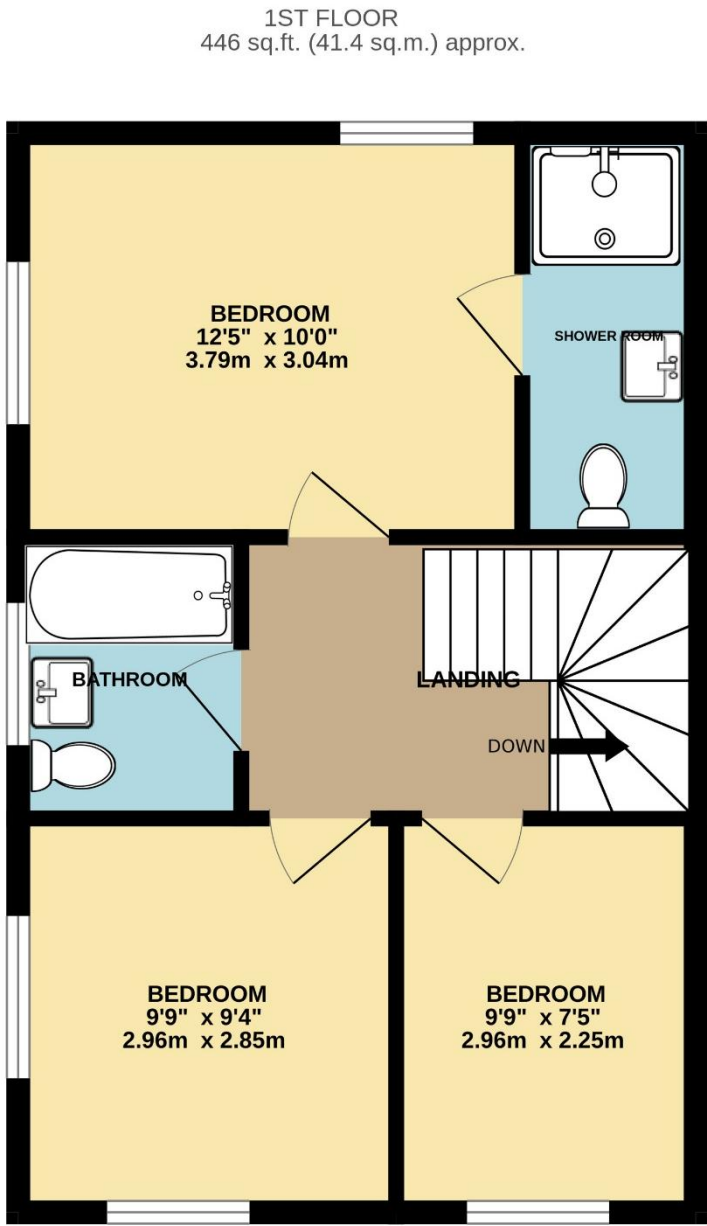
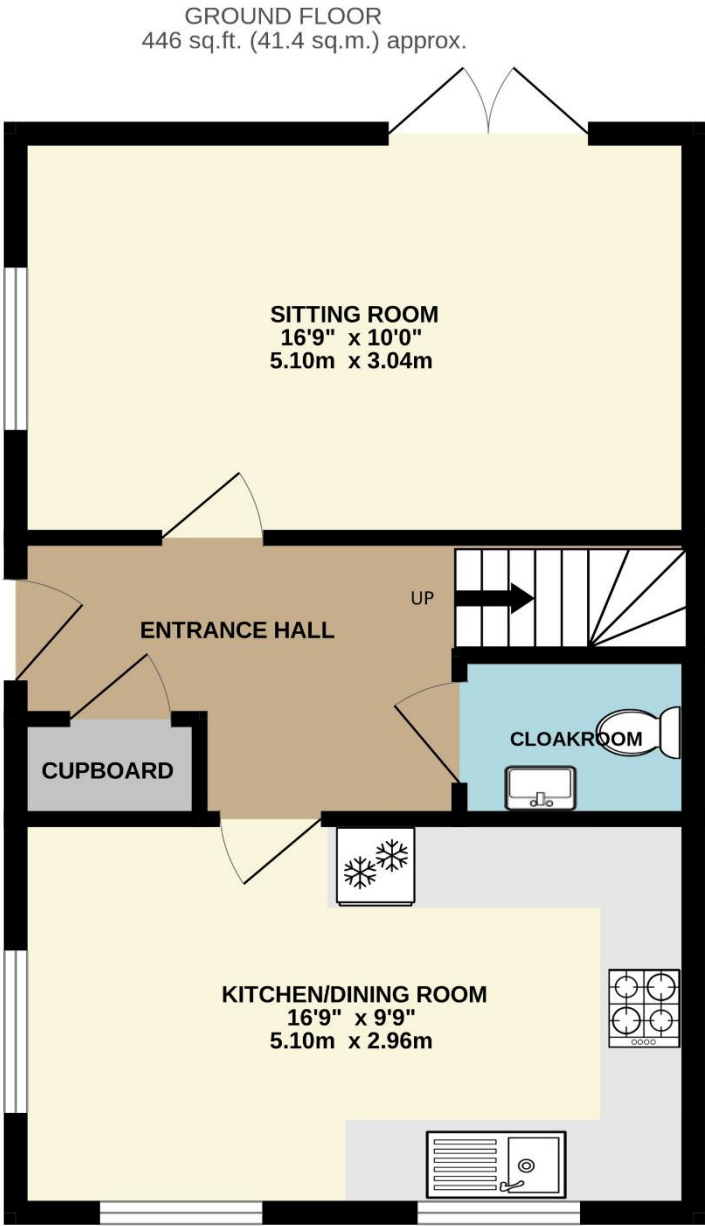
Directions

Leave Newbury from the Robin Hood roundabout in a northerly direction on the A339 to Oxford/ Midlands. Upon reaching the first roundabout, take the third exit onto The Connection, then bearing left onto Woodlark Road, proceed to the end, and Bullrush Close will be found at the top of the road, and the property is on the right.



Council Tax Band: E £2872.25 pa
Nearest Bus stop: The Connection 0.1 km
Nearest Train station: Newbury 2.5 km

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		



TOTAL FLOOR AREA : 892 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

