



# 6 DeMontfort Grove

Hungerford, Berkshire, RG17 0DQ

marc allen





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Guide £765,000

A truly fabulous detached house that has been considerably improved and extended to create a very spacious and comfortable home.

## Description

The accommodation now includes a generous hall from which the stairs lead, a study and a nicely fitted cloakroom/shower. The open plan kitchen/sitting/family room is a particular feature with lots of natural light and bi fold doors to the garden. There is also a distinctive garden room/dining room with doors to the garden. A useful utility room provides valuable space for storage with access into the garage and to the garden. On the first floor there is a galleried landing, four bedrooms and a family bathroom that includes a shower. The main bedroom has a Juliette balcony and a nicely fitted shower room. Outside there is a driveway for off road parking, a garage and electric vehicle charging point. The large rear garden has a paved terrace, lawn, mature shrubs and wooded area that provides a lovely backdrop. A viewing is strongly advised to fully appreciate the overall qualities of this exceptional property.

## 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

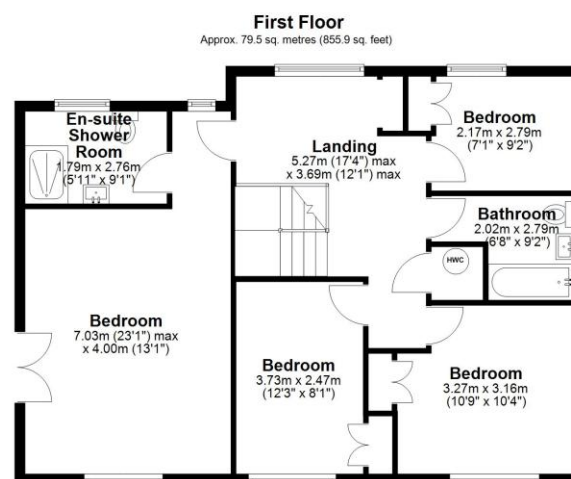
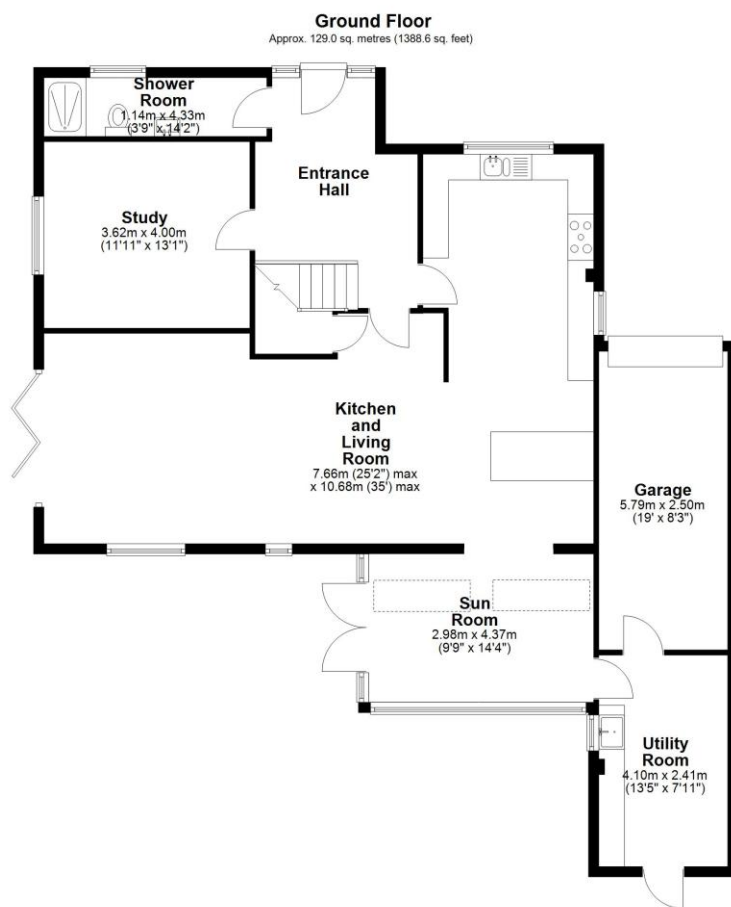
are also pubs, restaurants and numerous leisure activities and clubs. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading, London (Paddington) and the West Country (Reading to Taunton line).

## Directions

From our office, turn left up the High Street and straight over at the mini roundabout. At the second mini roundabout, turn left into Priory Road and take the fourth right into De Montfort Grove. No 6 will be found along on the left hand side.

- Entrance Hall
- Cloakroom/Shower Room
- Study/TV Room
- Kitchen
- Sitting Room/Family Room
- Utility Room
- Garden Room/Dining Room
- Four Bedrooms
- En Suite Shower Room
- Bathroom
- Driveway
- Garage
- A very good-sized garden





Total area: approx. 208.5 sq. metres (2244.6 sq. feet)

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





Door to:

Entrance Hall

A generous space with stairs to first floor. Understairs cupboard. Radiator.

Cloakroom/Shower Room

A contemporary suite comprising wash hand basin with a drawer below, wc and shower enclosure. Tiled floor and surrounds. Chrome finish heated towel rail. Access to loft space. Under floor heating.

Study/TV Room

Fitted cupboards. Under floor heating.

Kitchen

Fitted with a range of cream coloured shaker style units with drawers, solid wood worktops and upstand. Single drainer stainless steel sink unit with a Grohe red hot water tap. Built in electric oven, grill, warming drawer and induction hob. Built in dishwasher. Pull out larder cupboard, bin cupboard and corner carousel. Breakfast bar. Opening to:-

Sitting Room/Family Room

A fabulous open plan space with bi fold doors to the garden. Radiator and under floor heating.

Utility Room

With a further range of units with solid wood worktops and upstand. Belfast style sink and directional mixer tap. Space for a washing machine. Cupboard with gas fired boiler for domestic hot water and central heating. Tiled floor. Underfloor heating. Door to garden and garage.

Garden Room/Dining Room

With distinctive roof lights and doors to the garden. Two radiators.

Stairs give access to galleried landing

Fitted shelving. Access to loft. Airing cupboard with hot water tank and immersion heater.

Bedroom 1

Fitted wardrobes. Door to Juliette balcony. Two radiators.

En Suite Shower Room

A contemporary suite comprising generous walk-in shower enclosure, wash hand basin and wc. Chrome finish heated towel rail.

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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

Built in wardrobe. Radiator.

Bedroom 4

Built in wardrobe. Radiator.

Bathroom

A white suite comprising panelled bath with a shower over and screen, wash hand basin and wc. Tiled surrounds. Chrome finish heated towel rail. Electric shaver point.

Garage

To the side with a metal up and over door. Light and power.

At the front of the property is

A block paved driveway and further drive in front of the garage. A block paved pathway leads to the house with a lavender border and gates to the rear garden. Outside lighting, tap, power point and electric car charging point.

At the rear of the property is

A very good sized garden with a large paved terrace for outside dining and entertaining. The garden is laid to grass with mature borders leading to wooded area that provides a fabulous backdrop. There is an area for garden waste, timber edged vegetable garden and shed. Outside lighting and tap.

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		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

