



# 6 Spring Meadows

Great Shefford, Hungerford, Berkshire, RG17 7EN





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Guide £415,000

A well presented modern link detached home with stunning views to the rear.

## Description

The property is offered in good order throughout and has the added benefit of a full width conservatory with a log burning stove. The rear portion of the property is mainly open plan. There are three bedrooms and a refitted kitchen. Outside there is a lovely private garden with delightful views.

## Great Shefford

Great Shefford is a pretty village situated in the Lambourn Valley and has its own primary school, village shop/post office, public house and garage. The M4 motorway can be joined at junction 14 and there is a rail service from Hungerford and Newbury to Reading and London (Paddington).

## Directions

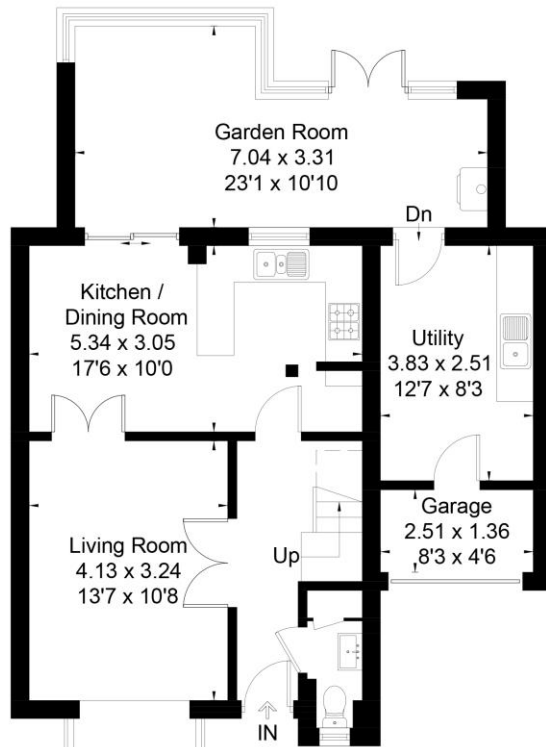
From our office, turn right down the High Street and turn right at the Bear Hotel. At the second roundabout turn left towards the M4, pass under the motorway and continue to Great Shefford. On reaching the village, turn left into Blakeney fields, take the first right into Spring Meadow, and the property is on the right hand side.

- Entrance Hall
- Cloakroom
- Dining Room
- Utility/Hobbies Room
- Kitchen
- Three Bedrooms
- Bathroom
- Full Width Conservatory
- Garage
- Private Garden
- Lovely Backdrop

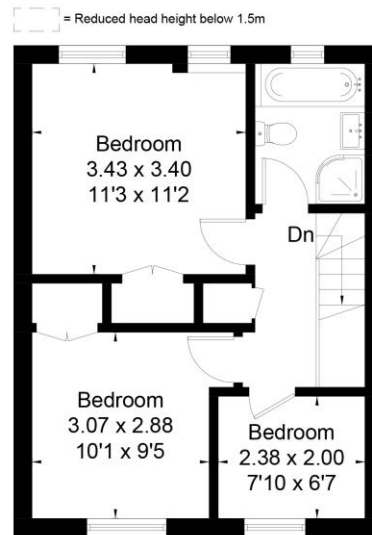




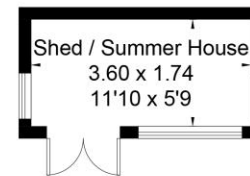
Approximate Floor Area = 116.5 sq m / 1254 sq ft (Including Garage)  
 Shed / Summer House = 6.3 sq m / 68 sq ft  
 Total = 122.8 sq m / 1322 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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

### Covered Porch

Outside light. Part glazed front door to:

### Entrance Hall

Stairs. Understairs recess. Central heating thermostat and programmer. Smoke alarm. Radiator. Double doors to the sitting room.

### Cloakroom

White suite comprising, wc, wash hand basin with vanity unit below. Tiled splash back. Tiled floor. Towel radiator. Airing cupboard.

### Sitting Room

Bay to front. Radiator. Double doors to:

### Dining Room

Radiator. Double glazed sliding doors to the conservatory:

### Conservatory

Full width with log burning stove. Radiator. Tiled floor. French doors to garden. Door to;

### Utility/Hobbies Room

Fitted units with stainless steel sink unit. Electric central heating boiler. Door to store room.

### Kitchen

Fitted wall and base units comprising cupboards and drawers, contrasting work surfaces. One and a half bowl single drainer polycarbonate sink unit and mixer tap. Tiled splash backs. Integrated oven, induction hob and filter canopy. Freestanding dishwasher and fridge/freezer. Breakfast bar.

### Staircase gives access to landing

Trap to loft space. Airing cupboard.

### Bedroom 1

Double built in wardrobe. Radiator.

### Bedroom 2

Double built in wardrobe. Radiator.

### Bedroom 3

Radiator.

### Bathroom

Fourpiece white suite comprising: panel enclosed bath, shower cubicle. Wc, wash hand basin set into vanity unit. Tiled walls. Towel radiator.

### Garage

Up and over door to store. (Remainder of garage is now utility/hobbies room).

### At the front of the property is:

A low maintenance garden and hard standing with stone and slate. Flower beds and ornamental tree.

### At the rear of the property is:

An enclosed and private garden with close board fencing. Lawn area and patio with flower and shrub borders. Ornamental trees. Gate to rear. Exterior power, lights and tap.

### Services

All mains connected, except gas. 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		
69-80	C		
55-68	D		65 D
39-54	E	41 E	
21-38	F		
1-20	G		



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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.