



9 Sutton Road Speen Newbury Berkshire RG14 1UW

9 Sutton Road Speen Newbury Berkshire RG14 1UW

Guide Price £375,000 Freehold

An extended modern semi-detached home located on a corner plot garden in a very convenient location on the doorstep of Newbury town centre. The local primary school is at one end of the road, and the Donnington Grove Golf course is not far from the other, leading to a fabulous walk to Donnington Castle and Snelsmore Common. A short distance to local shops and the larger Waitrose supermarket is only five minutes away. The accommodation comprises an Entrance Hall, Cloakroom, 23' Sitting/Dining Room leading onto a 14' Sun Room and Kitchen. On the first floor, there are Three Bedrooms and a Family Shower Room. The rear Garden is mainly laid to lawn and not overlooked with well-stocked flower and shrub borders. UPVC Double Glazed Windows. Gas Central Heating. Ample Driveway Parking plus Garage, which has been converted to be used as an Office/ Gym with access to the rear Garden.

Offered with No Ongoing Chain Viewing is Highly Recommended

Directions: Leave Newbury on the A4 Bath Road towards Hungerford. Just past the Waitrose roundabout, take the next right into Brummell Road. Take the first turning on the left into Coxeter Road. Take the next left into Kersey Crescent, continuing straight on into Sutton Road. Proceed around the corner, and the property will be found along on your right-hand side.

Council Tax Band: D £2463.97 pa

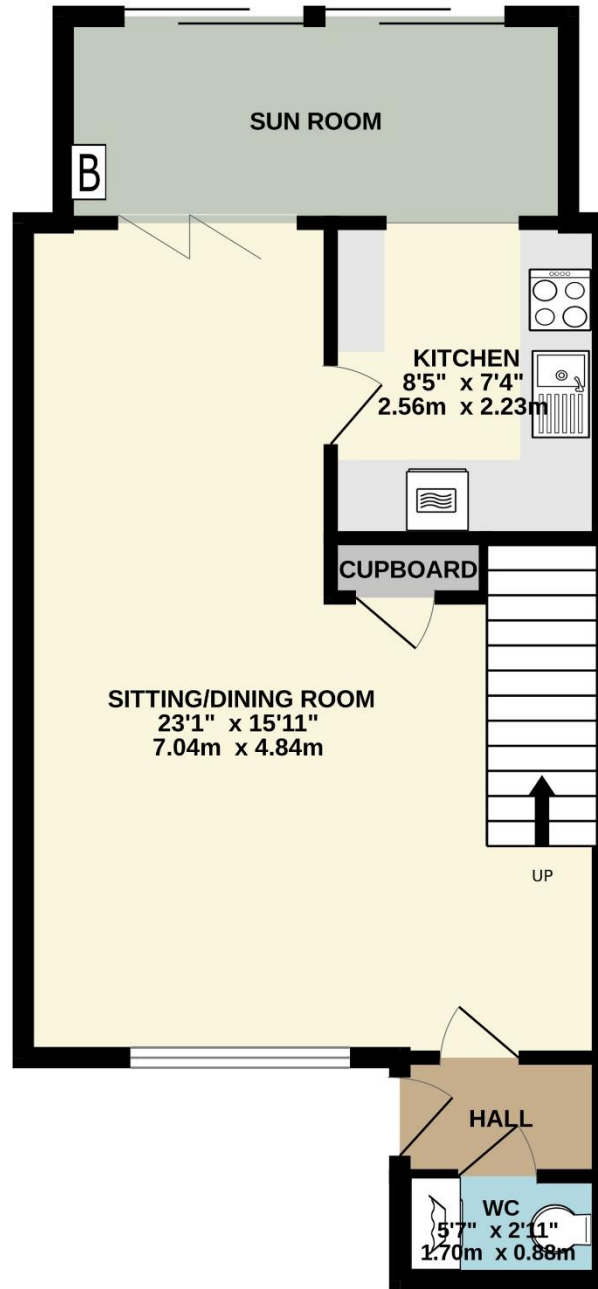
Nearest Bus stop: Sutton Road 0.1 km

Nearest Train station: Newbury 2.0 km

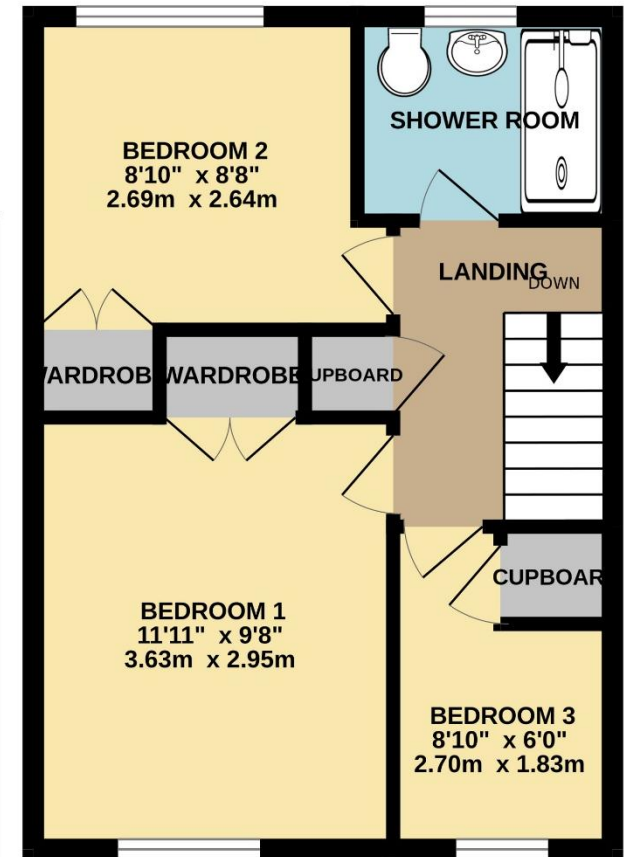




GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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.
Made with Metropix ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		

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

