



4 Millbank

Kintbury, Berkshire, RG17 9UW

marc allen

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## 4 Millbank

Kintbury, Berkshire, RG17 9UW

£485,000

A nicely presented semi-detached house that has been improved to create a very comfortable home.

### Description

The accommodation includes a separate hall with built-in storage and a useful downstairs cloakroom. The kitchen has been refitted with a range of white gloss fronted units and includes built-in appliances. The sitting room has a feature fire surround as a focal point and doors in to the conservatory/dining room. This is a valuable extension to the living space with ample room for a table and settee. There is also a cosy snug for television, reading or music and this could also be used as a dining room or playroom. On the first floor there are four bedrooms and a generous shower room which could be reinstated to a bathroom if preferred. Outside there is a block paved driveway for off road parking together with a garage. There is side access to the rear landscaped garden with a paved terrace, lawn, modern sleeper retainers and borders.

### Kintbury

Kintbury is a pretty village situated between Hungerford and Newbury on the south bank of the Kennet & Avon Canal. It has a church, primary school, general stores, public houses and sports hall. The M4 motorway can be

joined at junctions 13 or 14 and there is a rail service to Newbury, Reading and London (Paddington).

### Directions

From our office turn right down the High Street, right at The Bear Hotel and continue on the A4 towards Newbury. After approx. 3 miles turn right at the crossroads to Kintbury. Cross the level crossing and canal and Mill Bank is on the right hand side and No.4 is along on the left.

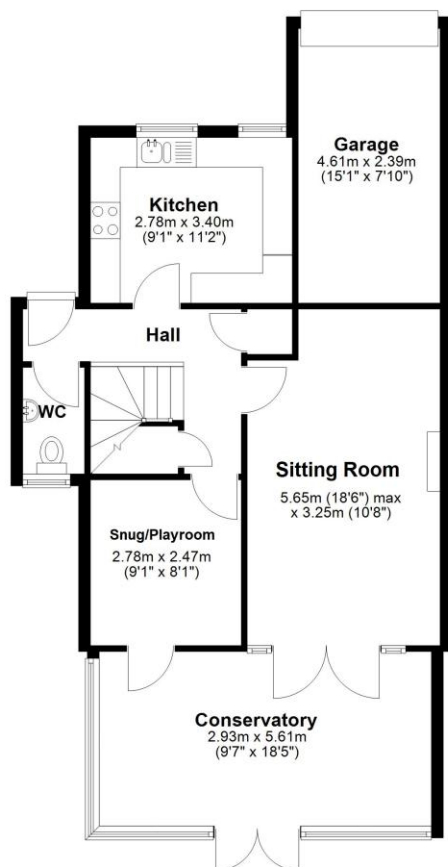
- Porch
- Entrance Hall
- Sitting Room
- Snug/Dining Room/Playroom
- Conservatory/Dining Room
- Refitted Kitchen
- Four Bedrooms
- Shower Room
- Garage
- Driveway
- Gardens
- Programmable Electric Radiators





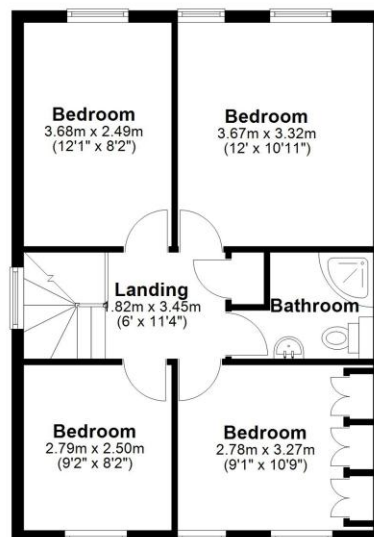
### Ground Floor

Approx. 74.9 sq. metres (805.8 sq. feet)

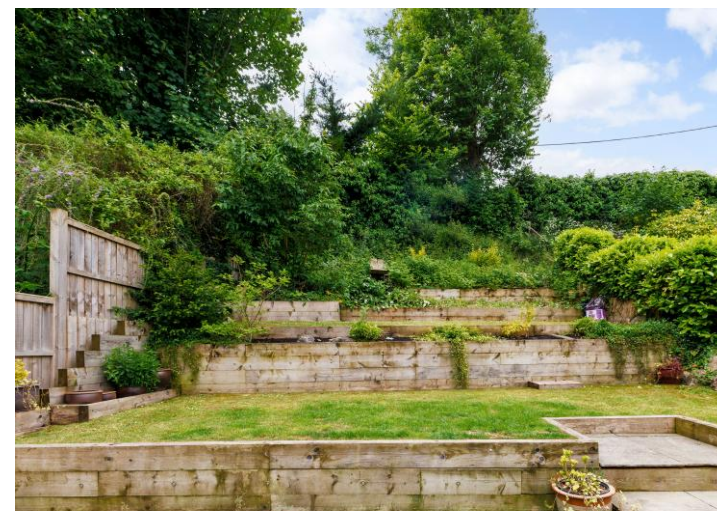


### First Floor

Approx. 49.9 sq. metres (537.3 sq. feet)



Total area: approx. 124.8 sq. metres (1343.0 sq. feet)



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

#### Porch

Door to:-

#### Entrance Hall

Night storage heater. Built-in cupboard. Stairs to first floor. Understairs cupboard. Double doors to sitting room.

#### Cloakroom

With a wash hand basin and w.c. Tiled surrounds.

#### Sitting Room

Feature fire surround and electric fire. Wood effect flooring. French doors to conservatory.

#### Snug/Dining Room/Playroom

Door to:-

#### Conservatory/Dining Room

A part brick and double glazed construction with doors to the garden. Wood effect flooring.

#### Refitted Kitchen

Fitted with a range of white gloss fronted units with work surfaces over and distinctive contemporary splashbacks. Single drainer sink unit with a mixer tap. Kick heater. Built-in electric oven, hob and extractor. Integrated dishwasher, fridge and freezer. Corner larder unit and deep pan drawers. Under unit lighting. Wine rack.

#### Staircase gives access to landing

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

#### Bedroom 1

#### Bedroom 2

#### Bedroom 3

With a range of wardrobes.

#### Bedroom 4

#### Shower Room

With a generous curved shower enclosure, wash hand basin and w.c. Tiled surrounds. Extractor fan.

#### Garage

With an up and over door. Plumbing for automatic washing machine. Light and power.

#### At the front of the property is

A block paved driveway to the garage with an electric car charging point, lawn, borders and gate to the side. Outside lighting.

#### At the rear of the property is

A landscaped garden with a wide paved terrace leading to a lawned garden with modern railway sleeper retainers and inset lighting. Screened storage area to the side, with a shed.

#### 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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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