



# 4 Millbank

Kintbury, Berkshire, RG17 9UW

marc allen



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£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

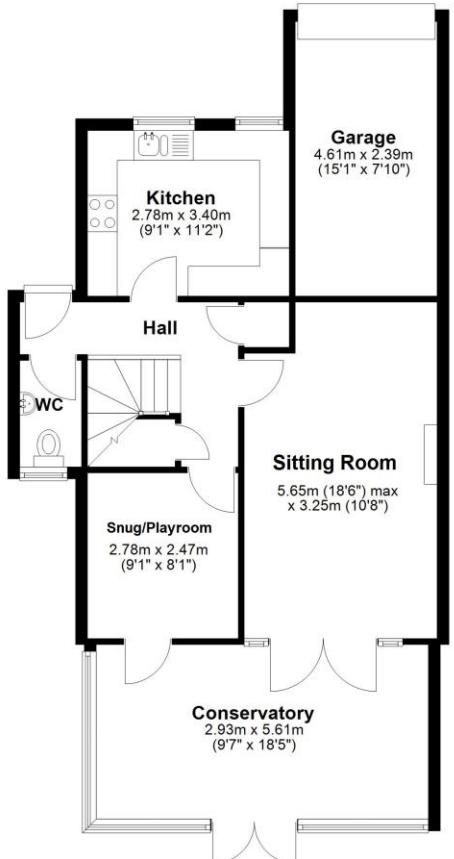
From our office turn right down the High Street, right at The Bear Hotel and continue on the A4 towards Newbury. After approx. 3 miles turn right at the crossroads to Kintbury. Cross the level crossing and canal and Mill Bank is on the right hand side and No.4 is along on the left.

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



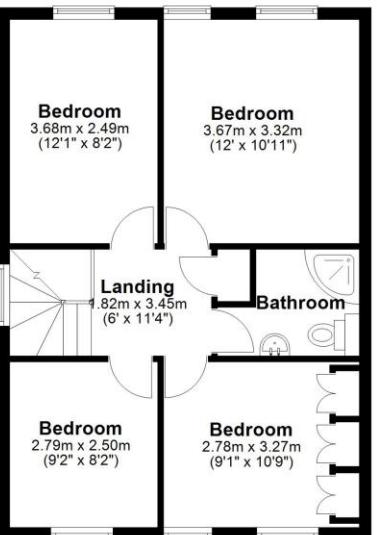
### Ground Floor

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



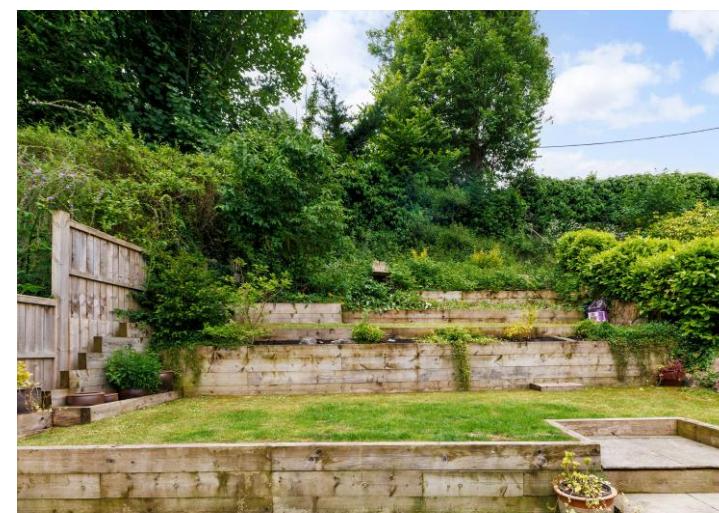
### First Floor

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**

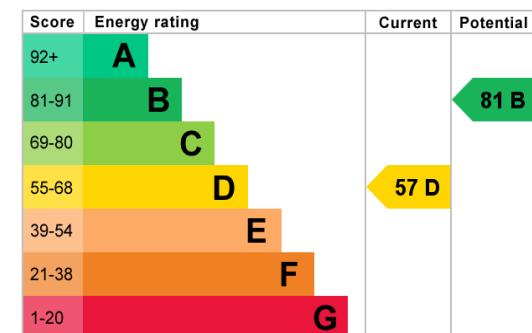
A block paved driveway to the garage with an electric car charging point, lawn, borders and gate to the side. Outside lighting.

**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.



110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

**marc allen**

[www.marcallen.co.uk](http://www.marcallen.co.uk)