

# HILLIER & WILSON



Grove Road, Newbury, RG14 1UL

## Grove Road, Newbury

A beautifully presented four bedroom detached family home located on a sought after residential road in the Donnington area of Newbury. The property has been renovated throughout by the current owners and boasts modern living accommodation along with views over Donnington golf course, whilst other benefits include gas central heating, uPVC double glazing, home office and off road parking. The ground floor comprises porch, cloakroom, sitting room, snug, dining room and kitchen. Upstairs there is a principal bedroom with walk-in wardrobe and en-suite shower room, three further double bedrooms and a family bathroom with separate shower. Externally there is a landscaped rear garden which has both patio and lawn areas and access to a home office/family space. To the front of the property there is ample off road parking via driveway. Grove Road is located just a short walk from Waitrose supermarket and is also close to Newbury town centre. There are also nearby road links such as the A4, A34 and M4 motorway which are all easily accessible from the property.





- FOUR BEDROOM DETACHED FAMILY HOME
- RENOVATED THROUGHOUT
  - MODERN LIVING ACCOMODATION
- SOUGHT AFTER RESIDENTIAL ROAD
- HOME OFFICE / FAMILY SPACE
- AMPLE OFF ROAD PARKING

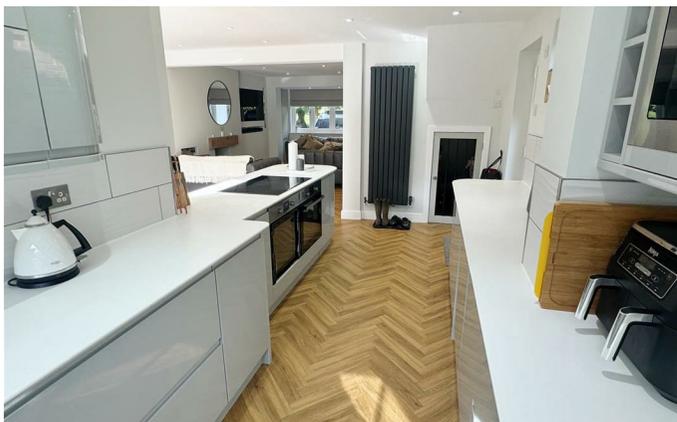
Services:

Mains services are connected

EPC: Rating C

Full results can be sent on request

Council Tax: Band D



# Grove Road Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1561 sq.ft. (145 sq.m) (Excluding Home Office/Family Space) - For identification only - (Not to scale)  
Hillier & Wilson LTD



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.