



8 Macklin Close
Hungerford, Berkshire, RG17 0BY





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Guide £625,000

An outstanding detached bungalow that has been thoughtfully extended and refurbished to create a very comfortable and contemporary home.

Description

The flexible accommodation includes generous hall space from which the main rooms lead, a sitting room with a woodburner, a refitted kitchen with an island unit, appliances and a distinctive family/dining room with a vaulted ceiling and glazed gable end providing good natural light. The main rooms successfully create open plan living whilst retaining distinct areas in which to eat, relax and entertain. There are three bedrooms, one of which has a fabulous en-suite shower room and a range of built-in wardrobes. The main bathroom has been tastefully refitted and includes a free-standing bath and a separate shower enclosure. In addition, there is a useful utility room. Outside there is a block paved driveway to the front providing off road parking. The rear garden has been landscaped and with ease of maintenance in mind. There is a raised terrace with views across rooftops to distant fields, a circular lawn, well stocked borders, a further covered seating area and side access.

Hungerford

The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, pubs and restaurants and numerous leisure activities

and clubs. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading, London (Paddington) and the West Country (Reading to Taunton line).

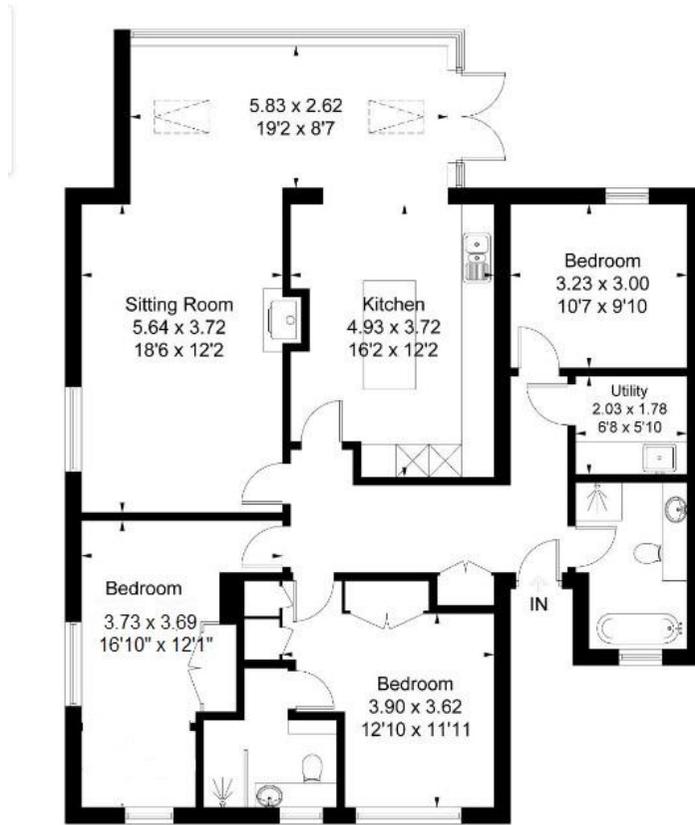
Directions

From our office turn right down the High Street, first right into Park Street and first right again into Fairview Road. Take the second left turn into Macklin Close and No.8 is around on the left hand side.

- Porch
- Entrance Hall
- Utility Room
- Sitting Room with a woodburning stove
- Stunning Family/Dining Room
- Refitted Kitchen
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Oak Doors
- Contemporary Radiators
- Tasteful Flooring
- Gardens



Approximate Area = 127.4 sq m / 1371 sq ft



Ground Floor



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

Porch

Entrance Hall

Oak finish flooring. Built-in cupboard. Radiator. Access to loft.

Utility Room

With a work surface, sink and base cupboard. Radiator. Plumbing for automatic washing machine. Space for two appliances.

Sitting Room

Fireplace with an 'Aga' woodburner, granite hearth and timber beam over. Oak finish flooring. Recessed lights. Fully opening centre window to the side.

Family/Dining Room

With a vaulted ceiling, velux windows and glass gable end. Doors to garden.

Kitchen

Fitted with a fabulous range of 'two tone' wall and base units with under unit lighting, work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Built-in Neff oven and microwave. Integrated fridge, freezer and dishwasher. Pullout larder cupboard and bin. Island unit with an induction hob and Neff extractor over. Tiled floor. Radiator.

Bedroom 1

Built-in wardrobes. Part-panelled wall. Wood effect flooring. Recessed spotlights. Radiator.

En-Suite Shower Room

A contemporary suite with a walk-in shower enclosure, a deluge head and hand-held spray, bowl wash hand basin and w.c. Fitted cupboards. Chrome finish heated towel rail. Tiled floor and surrounds.

Bedroom 2

Fitted shelving and cupboards. Radiator. Wood effect flooring.

Bedroom 3

Wood effect flooring. Recessed spotlights. Radiator.

Bathroom

A contemporary suite comprising free-standing bath with a floor mounted tap, bowl wash hand basin and w.c. Separate shower enclosure. Built-in cupboards. Tiled floor and walls.

At the front of the property is

A block paved driveway for off road parking, low walling, borders and a gate to the side.

At the rear of the property is

A raised terrace with views across rooftops to distant fields. The landscaped garden includes a circular lawn, well stocked borders and a further covered seating area. Garden shed.

Services

All mains connected. Appliances, where fitted, have not been tested, nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	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.

