



# 13 Sarum Way

Hungerford, Berkshire, RG17 0LJ





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£489,950

An exceptionally spacious semi-detached house situated in an established residential area of the town.

## Description

The accommodation includes a separate hall with a useful utility cupboard, a newly refitted kitchen/breakfast room with a door to the side and a downstairs cloakroom. The sitting room has a fireplace with a woodburner and there is a separate dining room. Bifold doors from the dining room now open onto the patio and garden to create very useable entertaining space. There is also a study on the ground floor. Stairs rise to a generous landing which in turn leads to three double bedrooms. The bathroom is larger than average and includes a corner bath and a separate shower enclosure. Outside there is generous off road parking on the driveway and a detached garage. There is side access to the courtyard and onto the rear garden which is well maintained and includes a shed. A viewing is strongly advised to fully appreciate the overall proportions of this very comfortable home.

## Hungerford

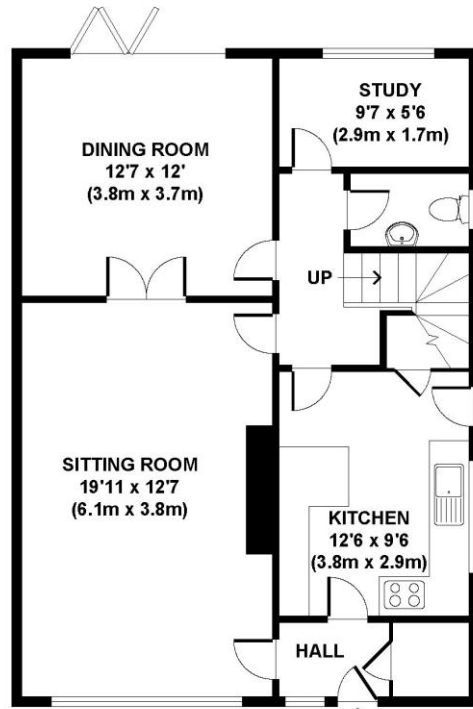
Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, restaurants, banks and leisure activities. The M4 motorway 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.

## Directions

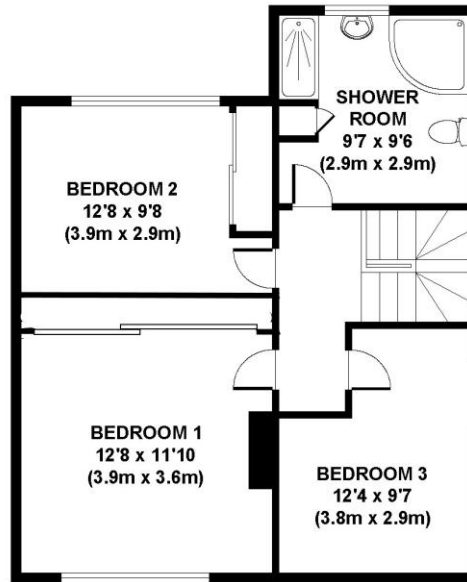
From our office turn left up the High Street and at the second mini roundabout turn left into Priory Road. Take the first right turn into Sarum Way and No.13 will be found along on the right hand side.

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Study
- Newly Refitted Kitchen
- Inner Hall
- Three Bedrooms
- Bathroom
- Garage
- Gardens
- Gas to Radiator Heating





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 728 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 577 SQ FT



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

### Entrance Hall

Utility cupboard with shelving, plumbing for automatic washing machine, water softener and a wall mounted gas fired boiler for domestic hot water and central heating.

### Cloakroom

With a w.c and wash hand basin. Part-panelled and tiled surrounds.

### Sitting Room

19' 11" (6.07m) x 12' 7" (3.84m). Brick fireplace with a woodburner. Radiator. TV aerial point. Double doors to:-

### Dining Room

12' 7" (3.84m) x 12' (3.66m). Radiator. Bifold doors to garden.

### Study

9' 7" (2.92m) x 5' 6" (1.68m). Radiator. Telephone point. Wifi router.

### Newly Refitted Kitchen

12' 6" (3.81m) x 9' 6" (2.9m). With a range of wall and base units with concealed lighting, drawers, work surfaces over and breakfast bar. Integrated fridge and freezer. Tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built-in electric oven, gas hob and extractor. Larder cupboard. Radiator. Door to side.

### Inner Hall

Stairs to first floor.

### Staircase gives access to landing

Side window. Access to loft.

### Bedroom 1

12' 9" (3.89m) x 11' 9" (3.58m) max. Built-in wardrobes and storage with mirrored doors. Upright feature radiator. Ceiling fan.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: [sales@marcallen.co.uk](mailto: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.

### Bedroom 2

12' 8" (3.86m) x 9' 8" (2.95m). Built-in wardrobes. Radiator.

### Bedroom 3

12' 4" (3.76m) max x 9' 7" (2.92m) max. Radiator.

### Bathroom

A white suite comprising corner bath, wash hand basin and w.c. Separate shower enclosure. Linen cupboard. Heated towel rail. Extractor fan. Electric fan heater.

### Garage

To the side with a metal up and over door. Light and power. Door to rear.

### At the front of the property is

A wide frontage laid to lawn with hedging and borders. There is a generous block paved driveway for off road parking and this continues to the rear of the garage and the side of the house. Outside light and tap.

### At the rear of the property is

A wide paved terrace leading to a lawned garden with mature borders, a further paved 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

marc allen