

## 17 FALKLAND DRIVE NEWBURY RG14 6JQ



**Introducing this charming detached bungalow, boasting four bedrooms and three bathrooms.**

This property epitomizes a bright and homely atmosphere, inviting you to step inside and embrace the peaceful ambience it offers.

The interior is carefully designed to create a welcoming space, with a conservatory allowing an abundance of natural light to flood the living areas. The well-appointed bedrooms provide ample space for relaxation and privacy. The master bedroom offers an ensuite and garden views.

The property also benefits from a well-maintained, generous garden, perfect for enjoying outdoor activities or simply unwinding after a long day. The addition of a utility room ensures convenience and efficiency in daily tasks. The substantial driveway is gated, offering ease and security for multiple vehicles.

This purpose-built bungalow is situated in a sought-after location, with easy access to local amenities and excellent transport links, all within St. Barts catchment.



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## AT A GLANCE

- Large Open Hallway
- Kitchen Diner
- Living Room with Log Burner
- Utility Room
- Conservatory
- Four Double Bedrooms
- Master Bedroom with Ensuite
- Family Bathroom
- Shower Room
- Driveway Parking

## UTILITIES

Gas Fired Central Heating  
Mains water and drainage

## SITUATION

The property is situated in a quiet cul de sac off Andover Road in south Newbury. It is walking distance to Newbury town centre and in catchment for St Barts Secondary School.

## DIRECTIONS

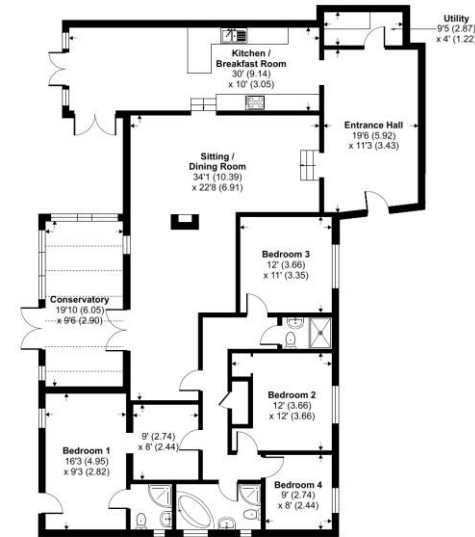
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## Falkland Drive, Newbury, RG14

Approximate Area = 2140 sq ft / 198.8 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2023. Produced for Winkworth. REF: 1067871 



## Newbury Office

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# Winkworth

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