



4B EDGECOMBE LANE

NEWBURY, RG14 2HJ

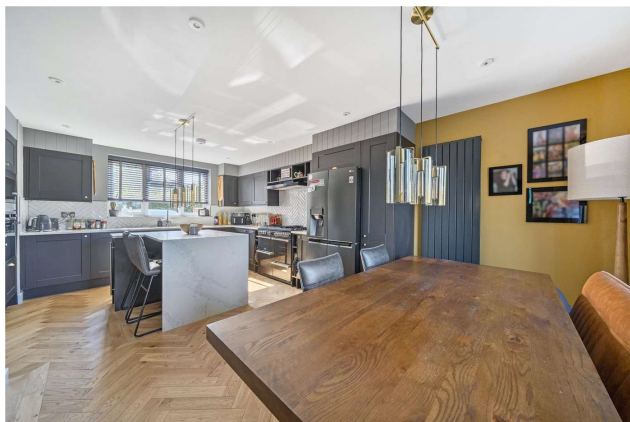
****NO ONWARD CHAIN** A**

beautifully modern three bedroom semi-detached home, situated just 1 mile from the Newbury centre.

As you enter the property via the spacious entrance hall, the open plan kitchen diner is to your left. The kitchen features smart grey cabinets with marble effect worktops. The kitchen is open plan with the dining area and has access via french doors onto the rear garden. The living room also has a set of doors leading to the garden and the same beautiful herringbone flooring. Downstairs also benefits from an office and cloakroom.

Upstairs are three fantastic sized rooms. The dual aspect master bedroom spans 20 ft and offers a beautifully decorated ensuite. The other two bedrooms are great sized doubles. The family bathroom features a shower over the bath and modern grey tiling.

To the front of the property is a large paved driveway with space for several vehicles. To the rear is a wraparound garden with a recently laid patio. The rest of the garden is mainly laid to lawn.



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AT A GLANCE

- 1296ft² / 120m²
- Open Plan Kitchen Diner
- Living Room
- Office
- Cloakroom
- 20ft Master Bedroom
- Three Double Bedrooms
- Family Bathroom
- Driveway Parking
- Wrap-Around Garden

UTILITIES

The property is connected to all mains and operates on gas central heating. There is Ultrafast Broadband available in the area and there are no known mobile coverage issues.

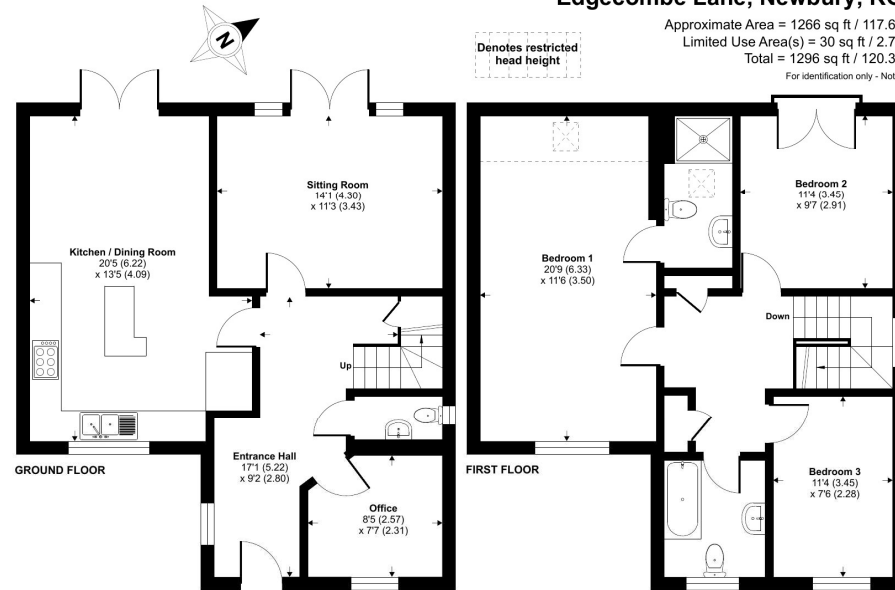
EPC - B
West Berkshire Council Tax Band – D

DIRECTIONS

What3words//either.saving.yards

Edgecombe Lane, Newbury, RG14

Approximate Area = 1266 sq ft / 117.6 sq m
Limited Use Area(s) = 30 sq ft / 2.7 sq m
Total = 1296 sq ft / 120.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Winkworth. REF: 1315298

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See things differently.