



Winkworth

for every step...

Ludlow Close, Newbury, Berkshire, RG14 2RH

Offers In Excess Of £525,000 *Freehold*



An immaculate four bedroom detached home on a corner plot with the bonus of a conservatory and private rear garden.

A truly immaculate four bedroom detached home occupying a corner plot at the beginning of a cul-de-sac. Entry is via a covered porch which leads into a welcoming hallway with a convenient cloakroom and access to an impressive, contemporary kitchen, superbly equipped and with ample space for dining.

Through into the dining room and you have access to a spacious lounge and conservatory, offering additional living accommodation and features doors directly to the beautifully landscaped garden.

Upstairs, the sense of quality and space continues with three well proportioned bedrooms and a luxurious family bathroom. From the landing, a turned staircase rises to an exceptional loft conversion, offering a stunning main bedroom with a large ensuite. The property is immaculately presented, having been beautifully maintained and thoughtfully enhanced by the current owners.

Outside to the front is a garage and driveway parking and low maintenance gravel garden.

KEY FEATURES

- * An immaculate 4 bedroom detached home
- * Lounge and separate dining room
- * Conservatory
- * Luxury family bathroom
- * En-suite shower to bedroom 1
- * Cloakroom
- * High spec fitted kitchen/breakfast room
- * Garage and driveway, landscaped gardens

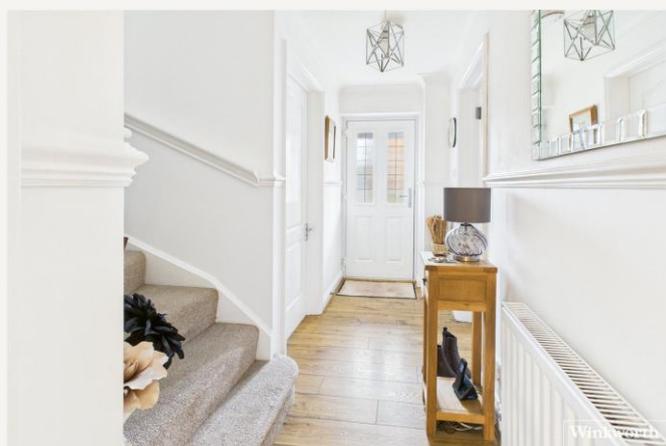
Newbury

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MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: C



Ground Floor



Floor 1



Floor 2

Approximate total area^m
 119.8 m²
 1290 ft²
 Reduced headroom
 8.7 m²
 93 ft²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

<https://www.winkworth.co.uk/sale/property/NEB250305>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.