



Russell Road, Newbury, Berkshire, RG14

£485,000 *Freehold*



A beautifully presented FOUR BEDROOM semi-detached home with GARDEN OFFICE, situated within WEST FIELDS, just 0.7 miles from the town centre.

The ground floor comprises of a show stopping, open plan kitchen, dining, living space. The current owners have reconfigured the ground floor to provide a fantastic open plan family space. The living room is of a great size and has views onto the rear garden, which is accessible from the french doors. The kitchen offers a breakfast bar and another access point onto the garden. Downstairs also benefits from a utility/cloakroom.

To the first floor are three great sized bedrooms. Room two benefits from built in storage and rooms three and four offer views onto the rear. The family bathroom consists of a shower over the bath and neutral tiling.

To the second floor is the master bedroom, which is generous in size and flooded with natural light from the Juliette balcony. The ensuite has been beautifully finished with a free standing stone bath and separate walk in shower with a waterfall shower head.

To the front is a small, low maintenance front garden. To the rear is a private garden that wraps around the home. One section consists of a patio with pretty borders and a seating area, the other section is mainly laid to lawn with a shed for storage and a fantastic home office, currently set up as a beauty room.

KEY FEATURES

- 107.6m² / 1158ft²
- Living Diner
- Kitchen
- Utility
- Cloakroom
- Four Bedrooms
- Family Bathroom
- Ensuite in Master
- Garden
- Garden Office



Newbury

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MATERIAL INFO

Tenure: Freehold

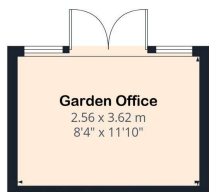
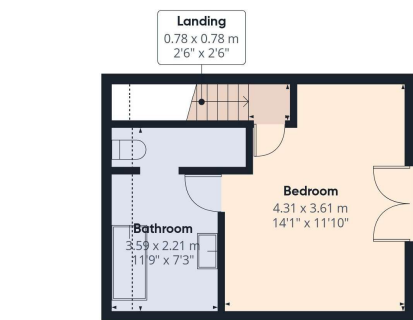
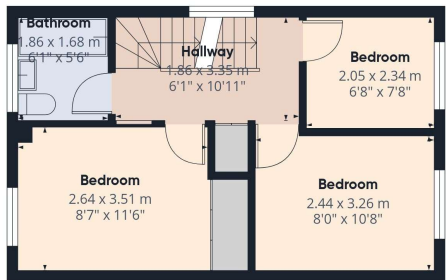
Council Tax Band: D

EPC rating: C

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 - C

West Berkshire Council Tax Band - D



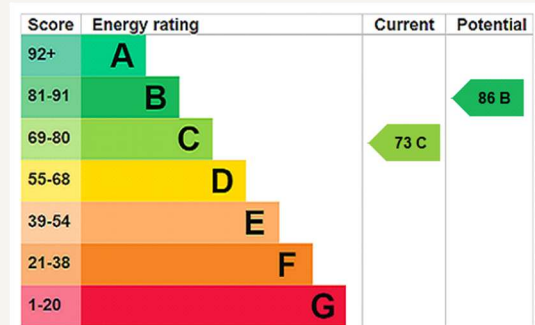
Approximate total area^m
107.6 m²
1158 ft²
Reduced headroom
1.8 m²
19 ft²

(1) Excluding balconies and terraces

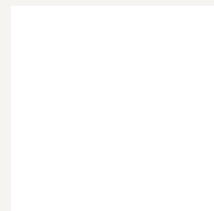
Reduced headroom
Below 1.5 m/5 ft

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

GIRAFFE360



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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.

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