



Wellington Close, Newbury, Berkshire, RG14 2HG

OIEO £500,000 *Freehold*

4  1  2 

Modern Four Bedroom Detached Home in a Popular Location With Garage. Tucked away in a quiet residential close, this home offers a rear aspect living room and a delightful open-plan kitchen/dining room forming the heart of the home, ideal for modern family living and entertaining. Additional benefits include a separate utility room, ground floor cloakroom, and integral garage. Upstairs offers four bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom.

Conveniently located for local amenities, schools, and transport links, this attractive home offers a superb opportunity in a popular Newbury location making this an ideal home for growing families or those seeking to be near the town centre and local schools.

KEY FEATURES

- Four-bedroom detached home built in 2012
- Situated at the end of a quiet cul-de-sac
- Rear aspect Lounge overlooking garden
- Spacious kitchen / dining room
- Utility room and cloakroom
- Garage and parking



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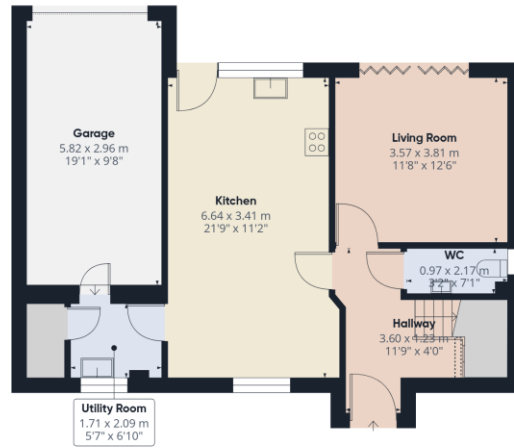
for every step...



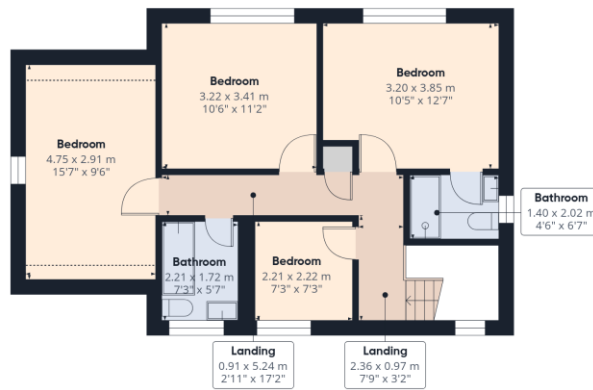


MATERIAL INFO

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



Ground Floor



Floor 1



Approximate total area⁽¹⁾
126.8 m²
1367 ft²

Reduced headroom
2 m²
21 ft²

(1) Excluding balconies and terraces

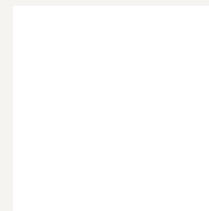
Reduced headroom
..... Below 1.5 m/5 ft

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		82 B
55-68	D	71 C	
39-54	E		
21-38	F		
1-20	G		

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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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