



81 MANDARIN DRIVE
Guide Price £410,000

Carter Jonas

81 Mandarin Drive Newbury RG14 7WE

- Newbury town and station 0.5 of a mile
- M4 (J13) 3 miles

Entrance hall • cloakroom • sitting room with bay window • spacious modern kitchen/dining room with integrated appliances and access to patio and rear garden • principal bedroom with fitted wardrobes and ensuite shower room • 2 further bedrooms • family bathroom • double-glazing • gas central heating • extremely well located in a quiet residential development • parking and garage • gardens with extensive patio and large lawns • Energy Rating C

Situation

Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

Description

An attractive bay fronted 3 bedroom end of terrace house. The front door opens to an entrance hall with access to a useful ground floor cloakroom and beyond to a spacious sitting room with a lovely bay window and display shelf providing views to the front aspect. The sitting room leads to a spacious modern kitchen/diner with integrated appliances which opens to a dining area with patio doors giving access and views over the patio and gardens.

A beautifully presented 3 bedroom end terrace house with impressive gardens and patio, garage and parking. The property has been much improved by the current owner with modern kitchen and bathroom and ensuite. Set in a great location on this quiet and leafy residential development.



Upstairs the feeling of light and space continues with a principal suite with built in wardrobes and impressive ensuite shower, 2 additional bedrooms and a family bathroom.

Outside

The gardens are a particular feature of the property. To the front there is a smart planting area with pathway leading to the front door and side access via a wood gate to the rear gardens. There is an attractive lawned area to the front of the property. The rear garden is fantastic with a large raised patio leading from the house giving plenty of space for relaxing and al fresco dining. Short steps lead down to an extensive level lawn, towards the rear of the garden there is side access to the garage.

Additional Information

Tenure: Freehold

Services: Mains electricity, water and drainage, gas fired central heating

Local Authority: West Berkshire Council - 01635 551111

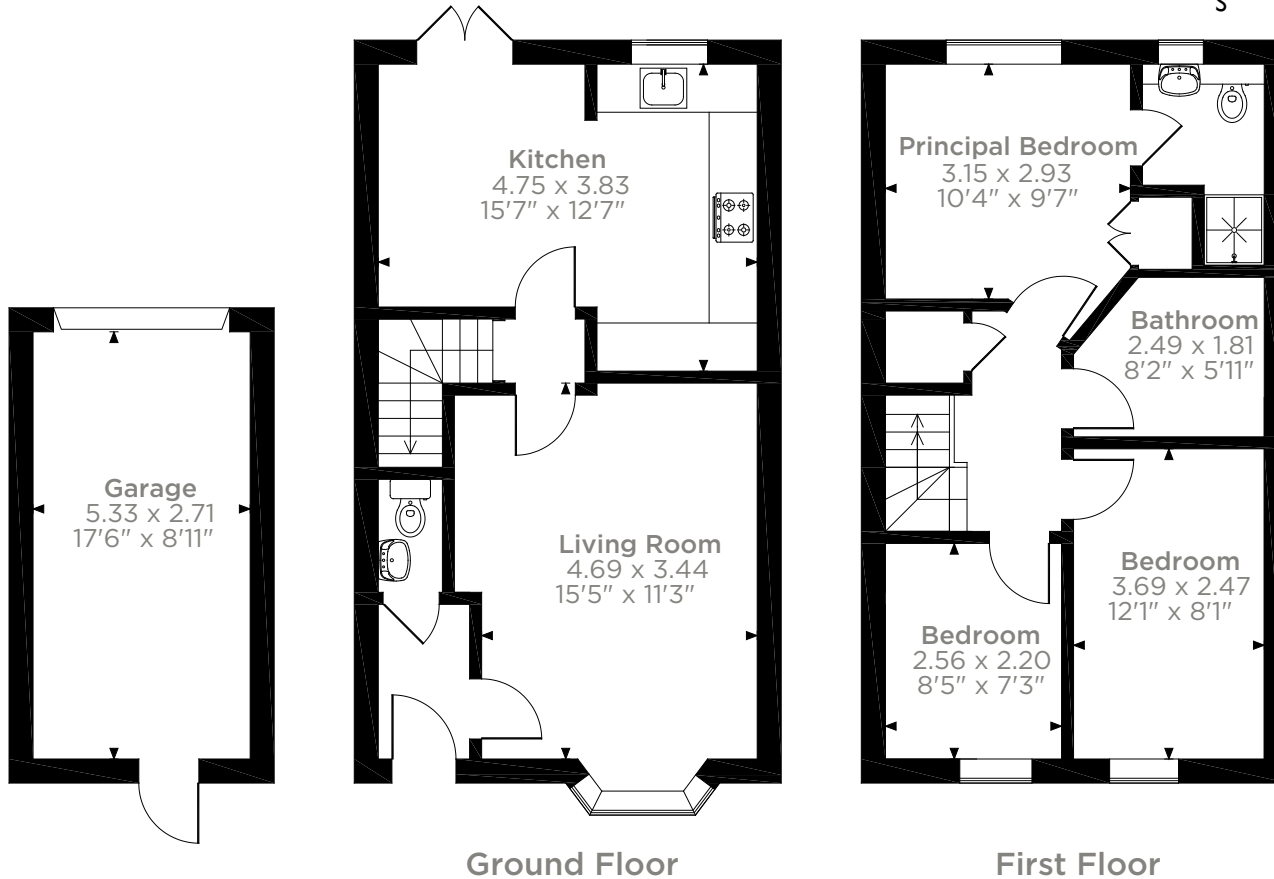
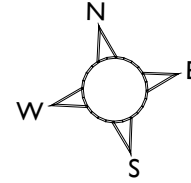
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG14 7WE



81, Mandarin Drive, Newbury
 Approximate Gross Internal Area
 Main House = 82 Sq M/882 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 96 Sq M/1033 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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