



**65 CAPABILITY WAY**

Guide Price £485,000

**Carter Jonas**

## 65 CAPABILITY WAY GREENHAM RG19 8FA

- Newbury town and mainline station (Paddington 45 mins) 0.5 miles
- M4 (J13) 3 miles
- A34 2 miles

Large entrance hall (currently with desk space) · sitting room · modern and very well-equipped kitchen/dining room with patio doors onto the garden · utility room with cloakroom WC · first floor landing · impressive family bathroom with bath and shower · large principal bedroom with lovely ensuite shower room · 2 further comfortable bedrooms · private parking · lovely landscaped private gardens and smart patio area all to a westerly aspect · a modern property built by highly regarded local developers Rivar · much improved by the current owners · Energy Rating C

### SITUATION

Greenham is a residential area to the south-east of Newbury with many open spaces and beautiful walks and rides, in particular over Greenham Common, which was a former airfield but has now been returned to public ownership and an protected area of attractive common land. There is a Retail Park within easy reach, with a Tesco supermarket and a Premier Inn. There are sports facilities nearby including the David Lloyd and Nuffield leisure centres, Newbury Racecourse, Indoor Bowls Club and Newbury & Crookham Golf Club. Newbury town centre is within a few minutes drive, and offers many other entertainment and recreational opportunities, including restaurants, pubs and a theatre.

### DESCRIPTION

This well presented 3 bedroom house offers a great cul-de-sac location set back from the road with much improved bright and spacious accommodation. The property was built by well-regarded developers Rivar and benefits from an excellent quality finish with updated good quality bathrooms and kitchen.

**A SUPERBLY PRESENTED AND UNUSUALLY SPACIOUS 3 BEDROOM HOUSE WELL LOCATED IN A QUIET CORNER OF THIS RESIDENTIAL CUL-DE-SAC SOUTH OF NEWBURY TOWN CENTRE. THE PROPERTY BENEFITS FROM A FANTASTIC WELL-EQUIPPED KITCHEN/DINING ROOM, 3 BEDROOMS INCLUDING A PRINCIPAL WITH ENSUITE, PRIVATE PARKING AND GENEROUS LANDSCAPED WESTERLY FACING GARDENS.**



The front door opens to a large entrance hall with useful bespoke under stairs storage unit and access to the comfortable sitting room. A particular feature of the property is a spacious kitchen/dining with a modern well-equipped kitchen and really good space for the family to gather and dine, double doors from here give views and access on to the garden. The ground floor accommodation is completed by a useful utility room off the kitchen with cloakroom and WC. Upstairs the feeling of light, space and quality continues, there is a generous principal bedroom with fantastic ensuite shower room and 2 additional bedrooms and a family bathroom with wall tiling and high quality classic white sanitaryware.

### **OUTSIDE**

The property benefits from a prime position set back from the road which is a quiet cul-de-sac and offers private parking to the front with good quality hard standing for 2 cars. There is a wide gated side access leading to the rear garden, a very useful area for outbuildings and storage. At the rear of the house the gardens have been landscaped and offer a substantial patio leading from the kitchen/dining room to a well-tended level lawn, all fully enclosed by wood panel fencing and offering good private to a westerly direction.

**Tenure:** Freehold

**Services:** All mains services connected

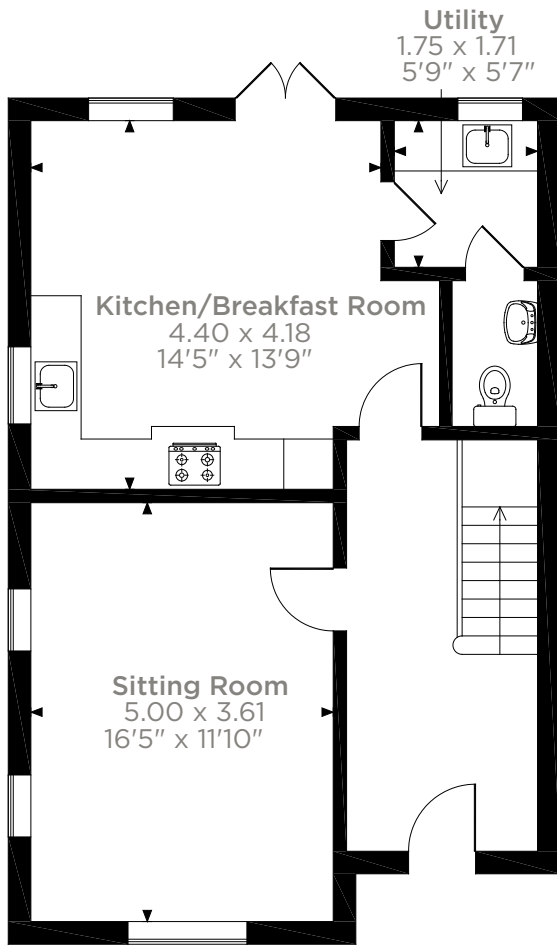
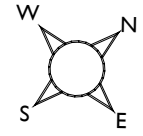
**Local Authority:** West Berkshire Council 01635 551111

**Council Tax:** Band D

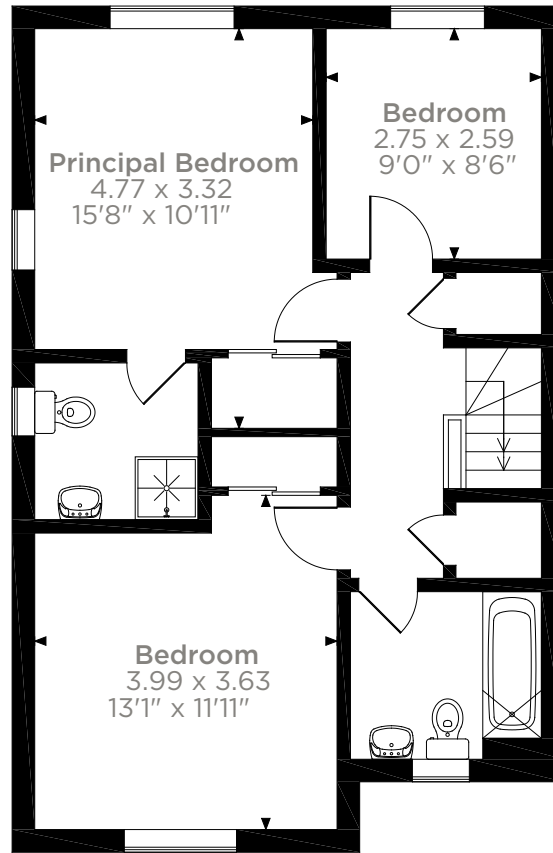


# 65, Capability Way, Greenham, Thatcham

## Approximate Gross Internal Area 112 Sq M/1206 Sq Ft



**Ground Floor**



**First Floor**

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		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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