



**32 HORSESHOE END**

Guide Price £380,000

**Carter Jonas**



## 32 HORSESHOE END NEWBURY RG14 7XE

- Newbury town and station (mainline Paddington) 1.5 miles
- M4 (J13) 5 miles
- A34 3 miles

Entrance hall · living room with attractive bay window · dining room · fitted kitchen · ground floor WC · 3 bedrooms including ensuite main bedroom · family bathroom · double-glazing · garage and driveway · very generous fully enclosed rear garden · well located on this modern residential cul de sac · Energy Rating D

### SITUATION

Horseshoe End is a well located cul de sac on a quiet modern development to the south side of Newbury town centre. Newbury offers a good selection of shops and supermarkets and 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, and Newbury retail Park close by. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### DESCRIPTION

The front door opens to the entrance hall with a useful WC and beyond to the living room with attractive bay window with views over the front, this room leads to an inner lobby with turned staircase to the first floor and large storage cupboard before accessing the separate dining room. From here there is an opening to the kitchen which is well fitted and offers good storage, space for appliances and a built-in oven and hob, there is a rear door giving access to the garden.

**AN ATTRACTIVE SEMI-DETACHED HOUSE OFFERING BRIGHT AND SPACIOUS ACCOMMODATION, GENEROUS PRIVATE GARDEN AND GARAGE WITH DRIVEWAY. THE HOUSE BENEFITS FROM A POPULAR CUL DE SAC LOCATION AND IS AVAILABLE CHAIN FREE.**





Upstairs the feeling of light and space continues, with a landing and airing cupboard, 3 bedrooms, including a principal bedroom with ensuite and family bathroom.

### OUTSIDE

To the front there is an area of lawned front garden and a driveway providing parking with access to the garage. The rear garden is a particular feature of the property offering a block paved patio area leading to a large area of lawn flanked with shrub borders offering good privacy and fully enclosed, all to a southerly aspect.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected, gas central heating.

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

**Council Tax:** Band D

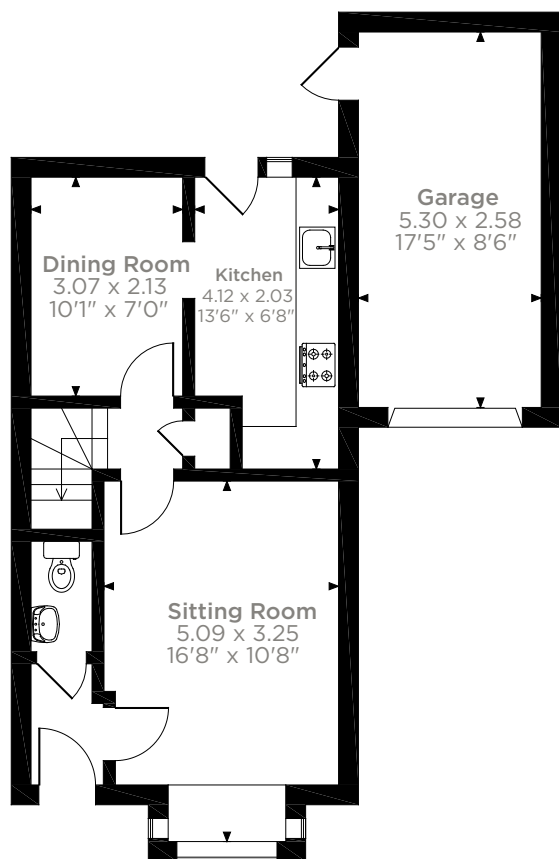
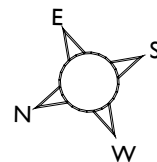
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG14 7XE



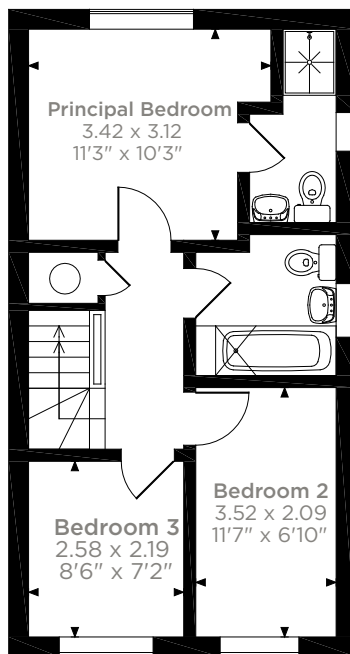


32, Horseshoe End, Newbury  
 Approximate Gross Internal Area  
 Main House = 76 Sq M/818 Sq Ft  
 Garage = 14 Sq M/151 Sq Ft  
 Total = 90 Sq M/969 Sq Ft



**Ground 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.



**First Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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