

HILLIER & WILSON



Paddock Road, Newbury, RG14 7DG

Paddock Road, Newbury

A beautifully extended and modernised bay fronted four bedroom detached family home situated on a highly desirable residential road that is a short distance from Newbury town centre and falls within the catchment areas of the highly regarded schools; St Bart's, St John's and St Nic's. The property has been extended to create a gorgeous open-plan kitchen/dining room to the rear that is ideally suited to modern family living. The property further benefits from off-road parking (behind a partially dropped curb) via an integral garage and block paved driveway, uPVC double glazing and gas central heating. The ground floor comprises of a covered porch, entrance hall, sitting room, a cosy family room/snug with a log burner, kitchen/dining room, utility room and a downstairs cloakroom. Upstairs comprises of four generously proportioned double bedrooms, an ensuite and a family bathroom. To the rear of the property is a neat private west facing garden that is mainly laid to lawn and features an outdoor home office (complete with power), pergola, patio and vegetable beds. Paddock Road is very conveniently located for Newbury town centre and mainline railway station which provides regular direct links to London.





- BEAUTIFULLY EXTENDED FOUR BEDROOM FAMILY HOME
- DESIRABLE RESIDENTIAL ROAD CLOSE TO TOWN CENTRE
 - GORGEOUS OPEN-PLAN KITCHEN/DINING ROOM TO THE REAR
- PRIVATE REAR WEST FACING GARDEN WITH HOME OFFICE
- GAS CENTRAL HEATING AND uPVC DOUBLE GLAZING
- ST BART'S, ST JOHN'S & ST NIC'S SCHOOL CATCHMENT

Services:

Mains services are connected

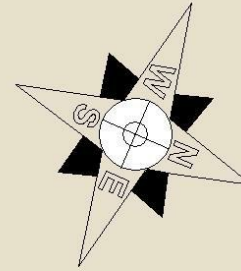
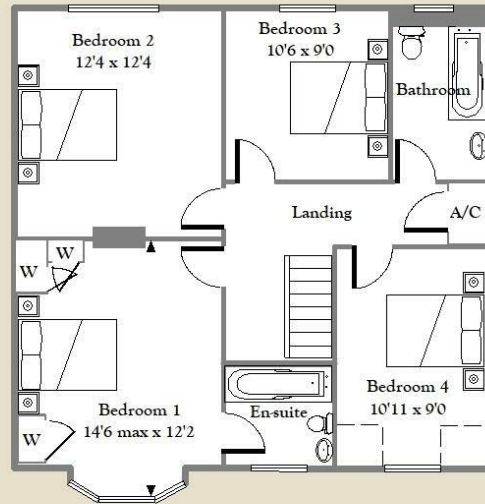
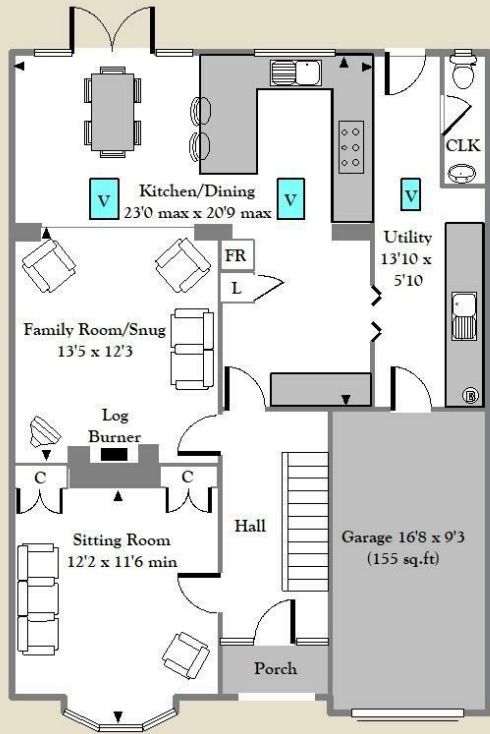
EPC Rating: TBC

Full results can be sent on request

Council Tax Band: E



Paddock Road, Newbury



(Not exact location)



APPROX GROSS INTERNAL FLOOR AREA 1736 sq.ft (161 sqm) including Garage (Excluding Home Office and Restricted headroom)
For identification only - Not to scale - Hillier & Wilson Ltd

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Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

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