

HILLIER & WILSON



Normay Rise, Newbury, RG14 6RY

Normay Rise Newbury

A beautifully presented four bedroom detached family house modernised throughout and located in the popular Wash Common area of south Newbury, within the catchment area of the highly regarded Falkland primary school. The property benefits from gas central heating, uPVC double glazing, driveway parking, garage and southerly facing rear garden. The spacious accommodation comprises porch, entrance hall, cloakroom, sitting room, dining room, conservatory and stunning kitchen/breakfast room which includes quartz work surfaces, integrated Neff appliances and separate utility. Upstairs there is a spacious master bedroom with en-suite shower, a second spacious bedroom with fitted wardrobes, two further double bedrooms and a modern family bathroom. Externally there is a mature, landscaped rear garden with patio area, lawn and borders of established trees and shrubbery which provide privacy. To the front of the property, there is off road parking via driveway. Normay Rise has a convenient location close to the local amenities of Wash Common including grocery store, doctor's surgery, dentist and coffee shop. Newbury town centre and railway station are a short drive away; road links are excellent with nearby access to the A4, A34 and M4 at Junction 13.





- DETACHED FAMILY HOUSE
- FOUR DOUBLE BEDROOMS
- IMMACULATELY PRESENTED
- SOUTHERLY FACING REAR GARDEN
- GARAGE & DRIVEWAY PARKING
- FALKLAND SCHOOL CATCHMENT

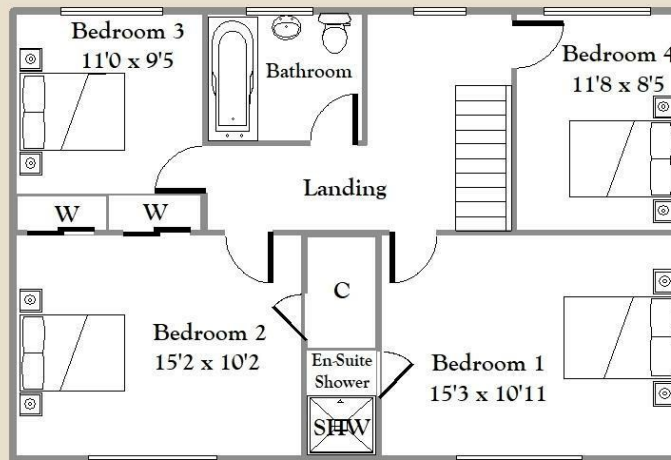
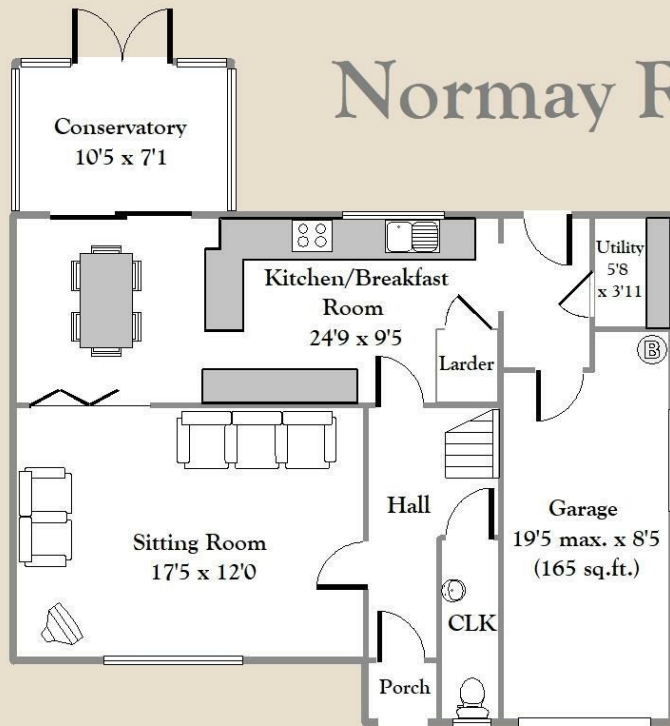
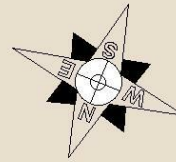
Services:
Mains services are connected

EPC: Rating D
Full results can be
sent on request

Council Tax:
Band F



Normay Rise, Newbury



APPROX GROSS INTERNAL FLOOR AREA 1635 sq.ft
(Including garage) For identification only - Not to scale



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.