

# HILLIER & WILSON



Normay Rise, Newbury, RG14 6RY

## Normay Rise, Newbury

A beautifully presented and versatile three/four bed detached family home set on a generous plot measuring approximately a quarter of an acre and situated within the popular residential Wash Common area of South Newbury and falling within the catchment area of the highly regarded Park House and Falkland Primary schools. The property benefits from having the potential for a self-contained annex whilst other benefits include, gas central heating, uPVC double glazing and off-road parking via a private paved driveway. The ground floor comprises of an entrance hall, sitting room with original parquet flooring and wood burner, dining room, cloakroom, kitchen/breakfast room and conservatory that connects to the potential fourth bedroom or annex that is complete with a utility room and shower room. Upstairs, there is a principle bedroom complete with built in cupboard and wardrobe, two further double bedrooms and a family bathroom. Externally there is a substantial private rear garden which is mainly laid to lawn with mature tree/hedge borders and a patio seating area. Normay Rise has a convenient location close to the local amenities of Wash Common including grocery store, doctor's surgery and dentist. 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.





- VERSATILE THREE/FOUR BED DETACHED FAMILY HOME
- GENEROUS PLOT MEASURING APPROXIMATELY 1/4 OF AN ACRE
- POPULAR RESIDENTIAL AREA OF SOUTH NEWBURY
- OFF-ROAD PARKING VIA A PAVED DRIVEWAY
- ANNEX POTENTIAL
- FALKLAND AND PARK HOUSE SCHOOL CATCHMENT

Services:

Mains services are connected

EPC Rating: TBC

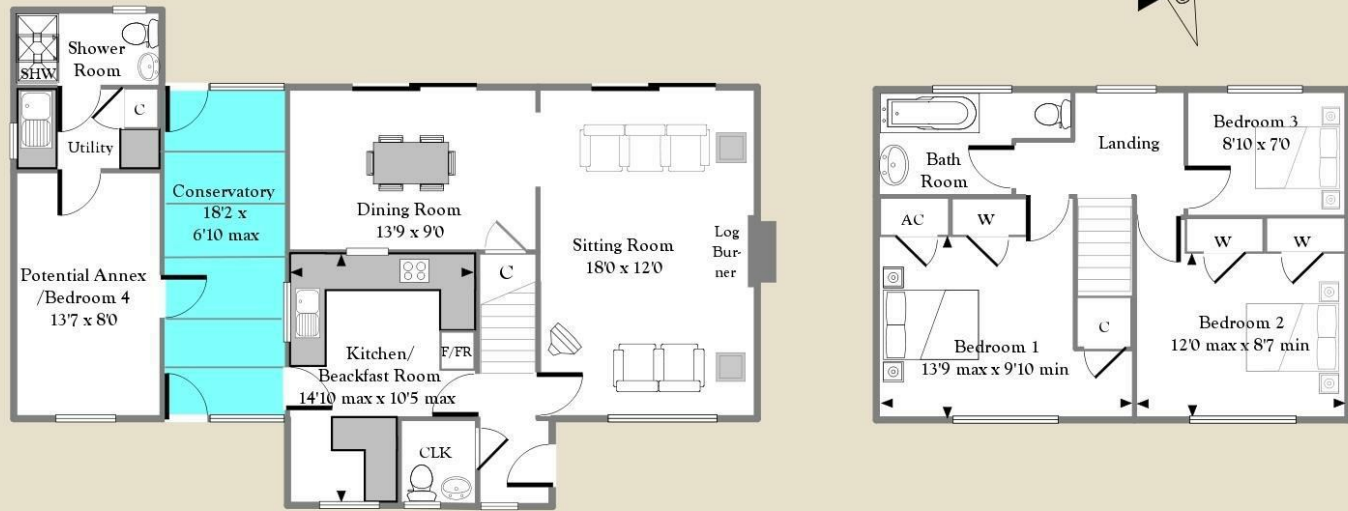
Full results can be sent on request

Council Tax Band: E



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## Normay Rise, Wash Common



APPROX. GROSS INTERNAL FLOOR AREA 1205 sq.ft (112 sq.m) (Including Potential Annex/Bedroom 4)  
For identification only - Not to scale - Hillier & Wilson LTD



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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