

HILLIER & WILSON



Normay Rise
Newbury

Normay Rise Newbury Berkshire RG14 6RY

A well-presented four bedroom detached family home located in the popular Wash Common area of Newbury. The property sits on a corner plot and offers potential and space to extend (subject to the usual planning consents) whilst other benefits include gas central heating, uPVC double glazing and double garage. The ground floor comprises entrance hall, cloakroom, dining room, sitting room and kitchen/breakfast room; whilst upstairs, there is a master bedroom with modern en-suite shower room and built-in wardrobes, two further double bedrooms (one of which has built-in wardrobe), a further bedroom and family bathroom. Externally, there is southerly facing, private rear garden which is mainly laid to lawn with mature tree/hedge borders, a patio area and a stoned seating area to the side of the garden; whilst to the front is off road parking via brick block driveway. Normay Rise falls within the catchment area for the highly regarded Park House Secondary and Falkland Primary Schools and also 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.

Services:

Mains services are connected.

EPC: Rating D

Full results of Energy Performance Certificate can be sent on request.

Council Tax:

Band F

Viewing:

Strictly by confirmed appointment with
Hillier & Wilson
01635 522044

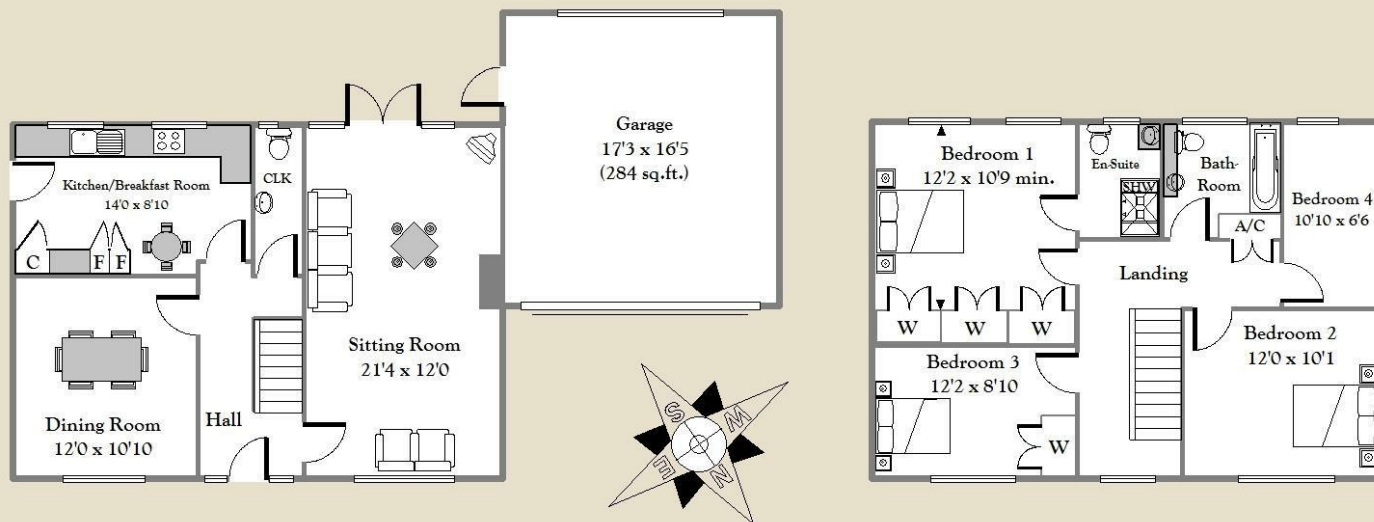
Directions

From Hillier and Wilson office, proceed towards St. John's roundabout. Take the third exit on Andover Road, then take the seventh turning on the right onto the Conifer Crest at the bottom of the hill turn right, continue on round following the road until you enter Normay Rise and the property will be on the left hand side.





Normay Rise, Wash Common, Newbury



APPROX.GROSS INTERNAL FLOOR AREA 1308 sq.ft. (121 sq.m) - Excluding garage - For identification only - (Not to scale) - Hillier & Wilson Ltd

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

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.

