



£380,000

\*FOUR BEDROOMS\* \*TWO RECEPTION ROOMS\* \*QUIET CUL-DE-SAC LOCATION\* \*WELL PRESENTED FAMILY HOME\* \*SPACIOUS REAR GARDEN\*  
\*DRIVEWAY PARKING\* \*GARAGE\* \*MASTER EN-SUITE\* \*CLOSE TO THACKLEY VILLAGE AMENITIES\* \*NOT OVERLOOKED AT THE REAR\*

Nestled in the tranquil cul-de-sac of Rush Croft, Thackley, this splendid detached house presents an ideal family home. Boasting four generously sized bedrooms and three well-appointed bathrooms, this property offers ample space for both relaxation and entertaining. The two reception rooms provide versatile areas that can be tailored to your family's needs, whether for cosy evenings or lively gatherings. The spacious rear garden is a delightful feature, perfect for children to play or for hosting summer barbecues with friends and family. Discerning viewers will also note the property isn't overlooked at the rear, providing security and privacy. Additionally, the property benefits from parking for multiple vehicles, ensuring convenience for residents and guests alike. Furthermore, there is potential to enhance the living space by converting the garage (subject to consents) allowing for an additional bedroom or a dedicated home office, catering to the evolving needs of modern family life. Situated close to the amenities of Thackley Village, you will find a range of shops, schools, and recreational facilities just a short distance away, making daily life both easy and enjoyable. With its combination of space, fantastic location and potential, this house is a must-see for those seeking a comfortable and inviting family residence in Thackley.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE:** WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |