



17 Sunderland Gardens Newbury RG14 6BN

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Price Guide: £575,000 Freehold



A spacious and beautifully presented detached family home situated in this sought-after part of Newbury within excellent school catchments and open field views to the rear.

- Entrance Hall
- Cloakroom
- Living Room
- Kitchen/Dining Room
- Family Room
- Fitted Office
- 5 Bedrooms
- 3 Shower Rooms
- Family Bathroom
- Enclosed East Facing Gardens
- Garage and Driveway Parking
- Sought After Location
- Excellent School Catchments

Location

Situated on the west side of Newbury within walking distance of the railway station, town centre and the Kennet & Avon Canal. Newbury has a wealth of shopping, cultural and recreational facilities and in particular is well known for its superb communication links to London Paddington and the A34/M4 just to the north of Newbury at junction 13 providing links north, south, east and west. The surrounding countryside is one of West Berkshire's best kept secrets with wonderful walking, cycling and equestrian opportunities.



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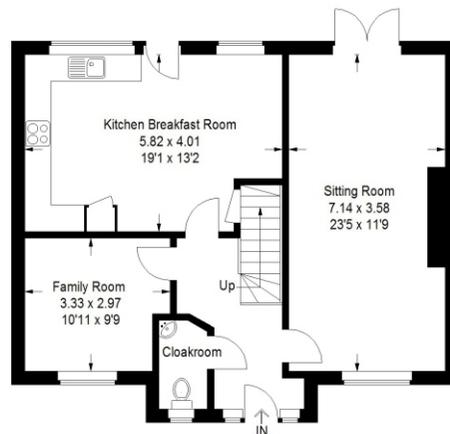
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So much space in a sought-after side of town-must be seen!

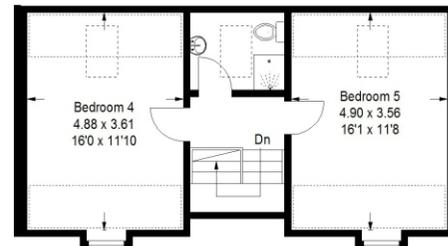
Paula Rudge

17 Sunderland Gardens

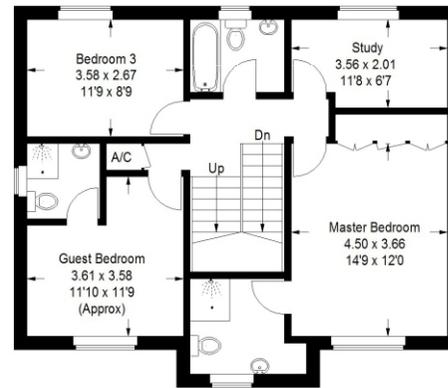
Approximate Gross Internal Area
179.6 sq m / 1933 sq ft



Ground Floor



Second Floor



First Floor

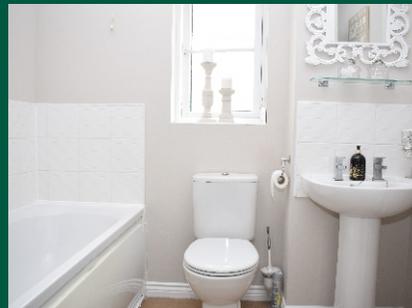
Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID 406894)

Description

This detached family home offers flexible living accommodation measuring 1933ft² over 3 floors. The accommodation comprises, entrance hall, 23ft living room with modern/chic gas fire and built-in units, cloakroom, family room and kitchen/dining room to the ground floor. To the first floor there are three double bedrooms (2 with ensuite shower rooms), a family bathroom and an office/bedroom 6. To the second floor there are two more double bedrooms and a shower room, ideal as a guest suite or for teenagers.

Outside

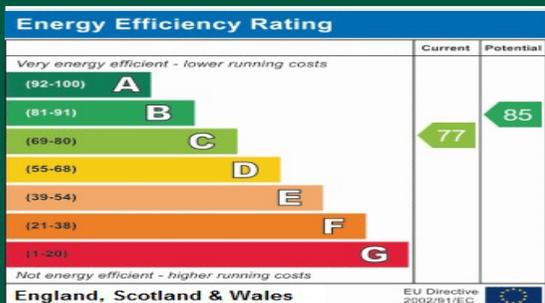
To the side of the property there is driveway parking leading to the single garage. The garage has an up and over door and a single door leading to the rear garden. The rear garden offers a great degree of privacy and is east facing benefiting from the afternoon/evening sun. The garden measures approximately 52ft x 31ft and predominately laid to lawn with a patio area.



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Directions

From our offices turn left and continue for approximately 600 yards; over the railway line and turn right at the traffic lights into Pound Street. Continue down Pound Street until it becomes Enborne Road all the way along and take the last turning on your right into Sunderland Gardens. The property can be found halfway down on your right-hand side.

Services

All main services are connected. Gas radiator central heating.

All enquiries please to the Newbury office -
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