



**22 GREAT CRESCENT**  
Guide Price £410,000

**Carter Jonas**



## 22 GREAT CRESCENT NEWBURY RG14 7TB

- Newbury town and mainline station 1 mile
- M4 (J13) 5 miles

Entrance hall · sitting room with French doors to the garden · beautiful fitted kitchen · WC cloakroom · 3 bedrooms · family bathroom · double-glazing · gas central heating · garage and driveway · landscaped fully enclosed rear garden · well located on this modern residential development · Energy Rating B

### SITUATION

Great Crescent is located on the south side of Newbury and is ideally located for the town and countryside with dog walks through woodlands in one direction, or towards Greenham Common in the other. The property is also located just a short drive from the town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 along with the mainline railway station.

### DESCRIPTION

22 Great Crescent is an immaculately presented and enhanced family house built by David Wilson Homes in 2019 and benefits from 5 years remaining on the NHBC.

**AN IMMACULATELY PRESENTED FAMILY HOME WITH BEAUTIFUL, LANDSCAPED GARDEN, GARAGE AND LOCATED ON A SMALL DEVELOPMENT CLOSE TO THE TOWN CENTRE WITH FAR REACHING VIEWS ACROSS NEWBURY.**



The current owners have made significant improvements to include replacing the bathroom and downstairs WC, fitting a stone worktop in the kitchen and replacing the flooring upstairs. The ground floor accommodation briefly comprises an entrance hall, cloakroom, kitchen and sitting/dining room with French doors onto the garden. Upstairs there is a principal bedroom with built-in wardrobes, 2 further bedrooms and a family bathroom with overhead shower.

### OUTSIDE

There is a single garage with power and light and parking on the driveway. There is a beautiful, landscaped garden to the rear which has an extended patio leading to the artificial grass lawn. Towards the end of the garden in the corner there is a decked seating area, garden shed and access to the garage via a side gate.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected

**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Band D

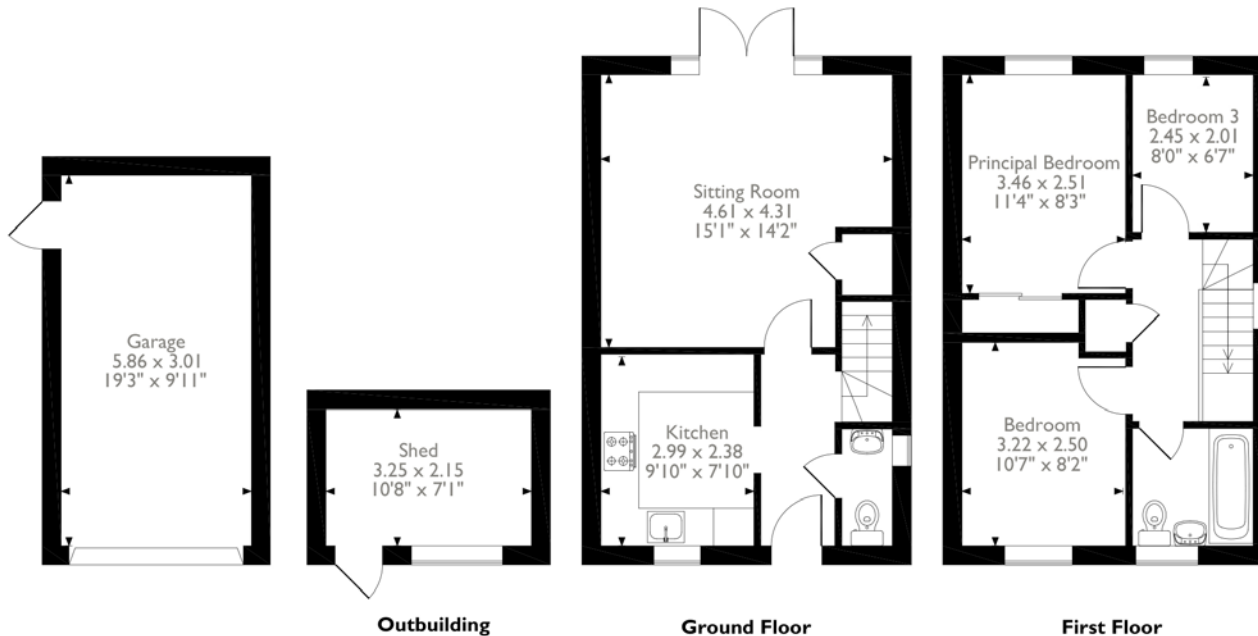
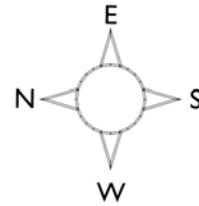
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG14 7TB





22, Great Crescent, Newbury  
 Approximate Gross Internal Area  
 Main House = 68 Sq M/ 732 Sq Ft  
 Garage = 18 Sq M/ 194 Sq Ft  
 Outbuilding = 11 Sq M/ 118 Sq Ft  
 Total = 97 Sq M/ 1044 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 97 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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