



## 33A HARRINGTON CLOSE

NEWBURY RG14 2RQ

**\*\*NO ONWARD CHAIN\*\***

**A beautifully presented three double bedroom detached family home with a driveway and a SOUTH FACING garden.**

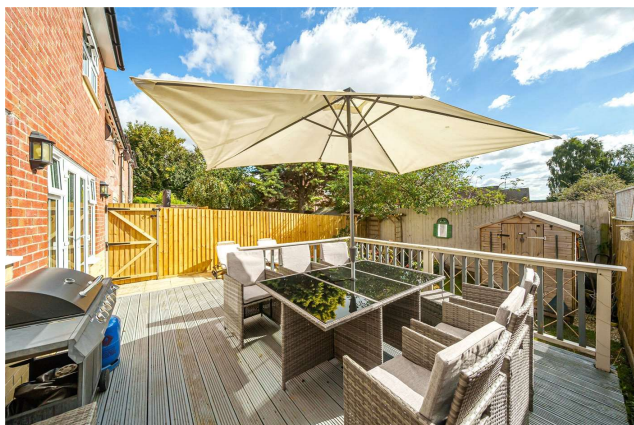
As you enter this stunning property, you're greeted with a bright and airy entrance hallway. There is a cloakroom to your left and the modern living room to your right, with a large window flooding the room with natural light. Further down the entrance hall is the kitchen diner. The kitchen has plenty of cupboard space and is fitted with neutral cupboards and worktops. There are French doors that open out from the dining room onto the garden. There are also two large storage cupboards.

To the first floor are two double bedrooms, both benefitting from built in storage. The master bedroom has an ensuite with walk in shower also. The family bathroom has grey tiling and a shower over the bath.

To the second floor is a large third bedroom with beautiful velux windows, providing views across the Newbury horizon and again benefitting from built in storage.

To the rear is a beautiful south facing garden. immediately as you enter the garden, there is a decked area, perfect for enjoying the sunshine throughout the afternoon. The bottom of the garden is laid to lawn with a wooden shed and additional seating.

To the front of the property is a low maintenance front garden with a slabbed pathway to the front door. There is off street parking for two cars.



**Winkworth**

## AT A GLANCE

- 1087ft<sup>2</sup>/100.8m<sup>2</sup>
- Living Room
- Kitchen Diner
- Cloakroom
- Three Double Bedrooms
- Two Bathrooms
- South Facing Garden
- Driveway for Two Cars

## UTILITIES

The property is connected to all mains and operates on gas central heating. There is Ultrafast Broadband available in the area and there are no known mobile coverage issues.

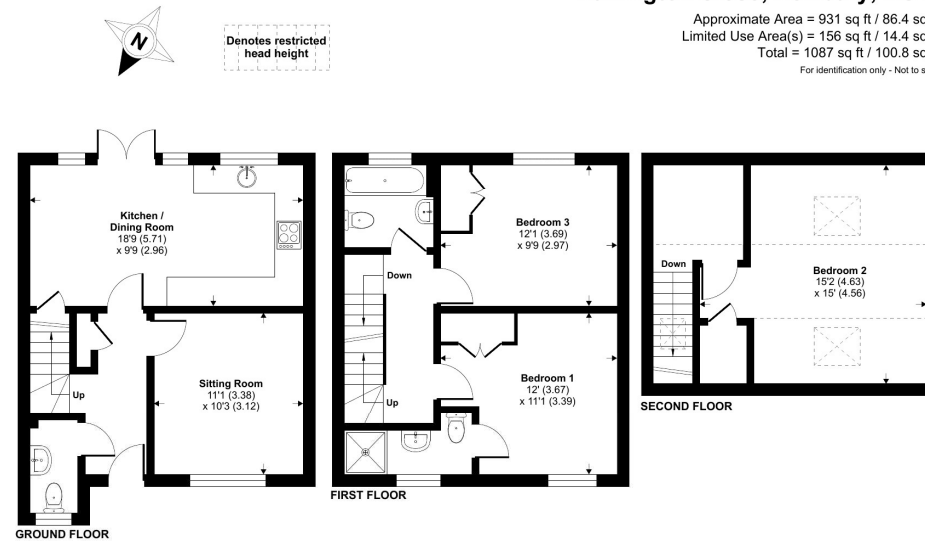
EPC - C  
West Berkshire Council Tax Band – E

## DIRECTIONS

What3words///rises.chill.rats

## Harrington Close, Newbury, RG14

Approximate Area = 931 sq ft / 86.4 sq m  
Limited Use Area(s) = 156 sq ft / 14.4 sq m  
Total = 1087 sq ft / 100.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2024. Produced for Winkworth. REF: 1189811



## Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT  
01635 552552 | [newbury@winkworth.co.uk](mailto:newbury@winkworth.co.uk)

[winkworth.co.uk/newbury](http://winkworth.co.uk/newbury)

# Winkworth

See things differently.