



**10 WESTLANDS ROAD**

£495,000

**Carter Jonas**

## 10 WESTLANDS ROAD NEWBURY RG14 7JY

- Newbury town and mainline station within easy reach
- Good access to M4 (J13) and A34
- Quiet cul-de-sac location

Spacious entrance hall · cloakroom · store cupboard · sitting/dining room with patio doors with views and access over the garden · kitchen and utility room · 4 comfortable bedrooms including a principal bedroom with ensuite · separate family bathroom · garage · driveway with private parking · lovely gardens and great views across Newbury looking north · Energy Rating D

### SITUATION

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 and the mainline rail station to London (Paddington).

### DESCRIPTION

This attractive well maintained property is well located in a quiet residential cul-de-sac with good access to Newbury town centre. The accommodation flows well with a spacious entrance hall with cloakroom giving access to a spacious sitting/dining room with attractive brick fireplace with views and access to the rear garden. There is a fitted kitchen with extensive wall and base units which leads to a spacious utility room giving access to the rear garden. Upstairs the feeling of light and space continues with 4 comfortable bedrooms including a principal bedroom with ensuite shower room and a separate family bathroom.

**A BRIGHT AND SPACIOUS DETACHED FAMILY HOUSE BENEFITTING FROM A QUIET CUL-DE-SAC LOCATION WITH GOOD ACCESS TO NEWBURY TOWN CENTRE. THE PROPERTY OFFERS SPACIOUS ACCOMMODATION WITH 4 BEDROOMS INCLUDING ONE WITH AN EN SUITE, GARAGE AND LOVELY GARDENS WITH GREAT VIEWS. AVAILABLE FOR SALE CHAIN FREE.**



## OUTSIDE

To the front of the property there is a driveway with generous private parking and access to the garage. There is also side access via a wood gate to the rear garden. The rear garden is a particular feature of the property with an impressive deck area leading from the back of the house with short steps down to a generous well-tended lawn garden fully enclosed by wood fencing and with a host of shrubs, trees and evergreens. There are lovely views over the garden and north towards Donnington Castle.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected

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

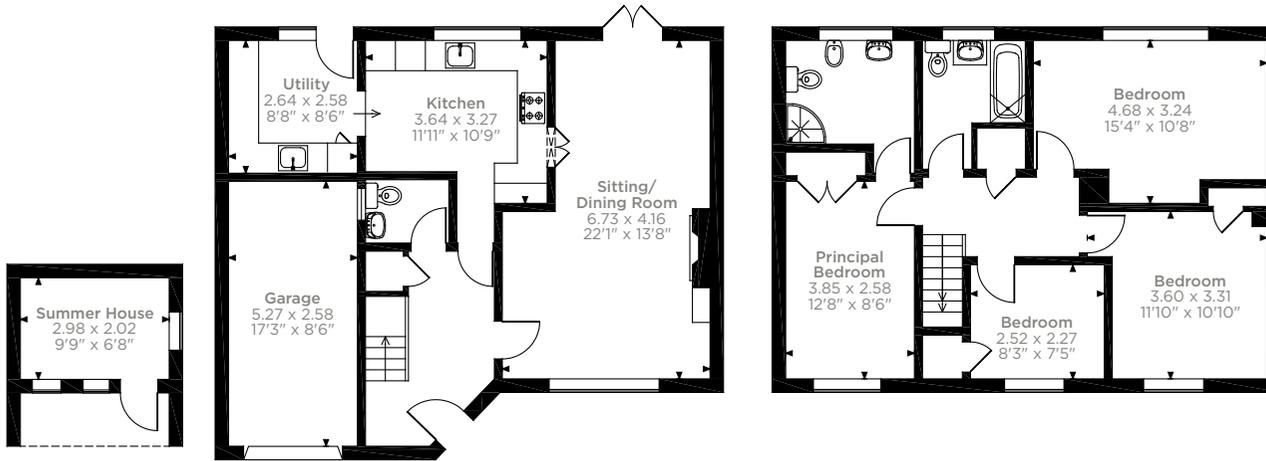
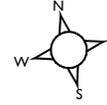
**Council Tax:** Band E

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

**Directions:** Please use post code RG14 7JY



10 Westlands Road, Newbury  
 Approximate Gross Internal Area  
 Main House = 121 Sq M/1303 Sq Ft  
 Garage = 14 Sq M/151 Sq Ft  
 Outbuilding = 6 Sq M/65 Sq Ft  
 Total = 141 Sq M/1519 Sq Ft



Ground Floor First Floor

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		
81-91	B		81   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk  
 51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

Offices throughout the UK



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