



12 Garrison Meadows, Donnington, Newbury, Berkshire, RG14 3AF

Freehold

Guide Price **£500,000**

 **jones robinson**
— SIMUL MOVERE —



Welcome to 12 Garrison Meadows, a beautifully presented four-bedroom detached home built by David Wilson Homes. Ideally suited to a growing family, this modern property benefits from approximately seven years remaining on its NHBC warranty and is offered to the market with the added advantage of no onward chain.

- Excellent transport links
- Open-plan kitchen/dining area
- Ground-floor cloakroom
- En-suite bathroom
- Garage and driveway parking
- No onward chain

SITUATION

Donnington Heights is a desirable residential development offering modern living with convenient access to local amenities, schools and green spaces. Excellent transport links, including Newbury railway station and the A34, make it ideal for families and commuters alike.

DESCRIPTION

Upon entering through the front door, you are welcomed into an inviting entrance hallway, with stairs rising to the first floor and a conveniently positioned ground-floor cloakroom (WC) located just off the hall. To the right, the bright and spacious living room, situated at the front of the property, provides a comfortable and versatile space for relaxation and entertaining. Extending across the full width of the rear of the property, the impressive open-plan kitchen and dining area forms the heart of the home. Designed with modern family living in mind, this generous space features built-in storage and pantry cupboards, ample worktop space and integrated appliances, including a sink and hob. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living, ideal for family dining and entertaining.

Ascending to the first floor, the central landing provides access to four well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom benefits from a fitted wardrobe and a private en-suite shower room, offering additional comfort and convenience.



OUTSIDE

Externally, the property benefits from an enclosed rear garden, with gated access leading directly to the driveway. Further advantages include a garage fitted with an up-and-over door, power and lighting, offering secure storage or additional vehicle parking alongside the private driveway.

SERVICES & MATERIAL INFORMATION

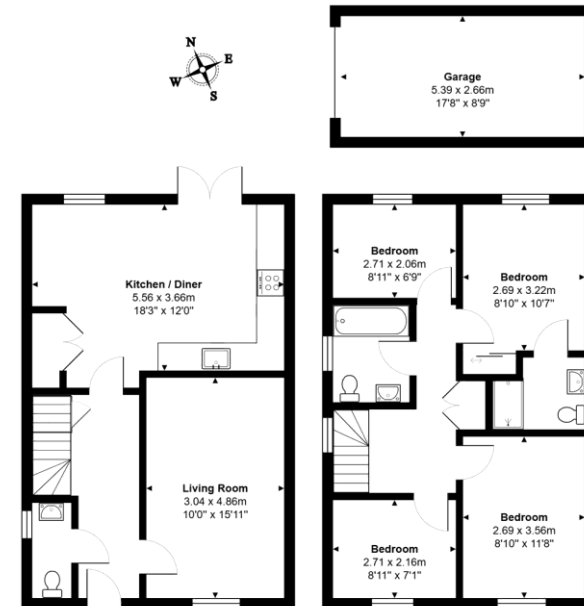
All main services are connected including gas.

Council tax band: E

EPC Rating: B

Service charge per year: **£220**

12 Garrison Meadows



Total Area: 110.9 m² ... 1194 ft²

All measurements are approximate and for display purposes only

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