

24 Pine Ridge, Newbury, Berkshire, RG14 2NQ

Freehold

Guide Price **£375,000**

jones robinson

SIMUL MOVERE



Available with no onward chain is this extremely spacious three bedroom townhouse benefitting from a driveway, large garden and arguably the best views across Newbury.

- Recently redecorated and carpeted
- No onward chain
- Generous garden
- Far reaching views over Newbury
- Driveway parking
- Cul-de-sac location

SITUATION

Pine Ridge is a particularly peaceful setting, tucked away within a quiet cul-de-sac on the fringe of Newbury. The location offers the best of both worlds, with a sense of tranquillity and easy access to the surrounding countryside, where a variety of lovely walks can be enjoyed. Despite its tucked-away position, the area is conveniently placed for Newbury town centre, local amenities and excellent transport connections, including access to the A34, M4 and railway links, making it an appealing choice for commuters and those looking to enjoy a quieter lifestyle without feeling disconnected.

DESCRIPTION

Ground Floor

The ground floor offers excellent versatility, with a particularly generous, converted garage room, currently providing a useful workshop. This space offers a multitude of potential uses, whether retained as a workshop, used as a hobby room or home gym, or potentially converted back into a garage if preferred. There is also a separate study, ideal for those working from home, alongside a very handy second bathroom, fitted with a shower, wash basin and WC. This could also offer the opportunity to incorporate utility facilities.

First Floor

The first floor is home to the main living accommodation, with a well-proportioned living room featuring a bay window. One of the property's real highlights is the brilliant far-reaching outlook across the whole of Newbury, enjoyed from the bay window providing a lovely backdrop. The kitchen/diner provides a sociable space for everyday dining, with a range of fitted units and work surfaces, together with space for a dining table.

Second Floor

The three bedrooms comprise two doubles and a further single bedroom. The principal bedroom enjoys wonderful far-reaching views and benefits from built-in storage. The accommodation is completed by a family bathroom.



















OUTSIDE

To the front, the property benefits from its own private driveway, providing convenient off-road parking. To the rear, the garden enjoys an easterly aspect, making it an ideal spot to enjoy the sunshine. The garden offers a paved patio area, perfect for outdoor dining and seating, with additional space for planting and enjoying the outdoors.

SERVICES & MATERIAL INFORMATION

All mains services connected including gas.

EPC rating C
Council tax band D

What3Words: types.others.chill





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