



15 Newbury Way, DN5 8PY

**£270,000 Offers In Region Of
Tenure Freehold**

- 4 Bedrooms
- Corner Plot
- No Chain
- Garage and Driveway
- Solar Panels
- Car charging point

NEWBURY WAY, DN5 – A FANTASTIC FOUR-BEDROOM FAMILY HOME ON A GENEROUS CORNER PLOT WITH HUGE POTENTIAL!

FOUR BEDROOMS | SEMI-DETACHED FAMILY HOME | GENEROUS CORNER PLOT | SPACIOUS LIVING ACCOMMODATION | DETACHED GARAGE | DRIVEWAY | SOLAR PANELS | LARGE REAR GARDEN | FANTASTIC POTENTIAL

Welcome to Newbury Way! Occupying a fabulous corner plot with generous gardens, a private driveway and detached garage, this spacious four-bedroom semi-detached property offers an exciting opportunity to create a truly wonderful family home.

Boasting excellent room proportions, two generous reception areas, four bedrooms and fantastic outdoor space, this is a property that offers so much more than first meets the eye.

Whilst offering comfortable accommodation as it stands, the property also presents an exciting opportunity for buyers looking to add their own style and modern touches, creating a beautiful home tailored to their individual tastes.

SPACIOUS, VERSATILE AND FULL OF POTENTIAL...

Stepping through the front door, you are welcomed into the entrance hallway, leading through to the impressive living room.

A real highlight of the ground floor, this substantial reception room measures approximately 4.77m x 5.00m and offers a wonderful amount of space for the whole family to enjoy. The attractive bay window allows natural light to pour into the room, whilst the feature fireplace creates a lovely focal point. With its generous proportions, decorative coving and wood-



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	