



**14 LUDLOW CLOSE**

Guide Price £560,000

**Carter Jonas**

## 14 LUDLOW CLOSE NEWBURY RG14 2RH

- Newbury town and mainline station to London Paddington 2 miles
- M4 (J13) 2 miles
- A34 2 miles

Entrance porch · cloakroom · fantastic modern kitchen · living room and garden room · dining room · 4 bedrooms including second floor main bedroom with ensuite · modern family bathroom · bedroom · triple glazing · water softener · garage and driveway · beautiful private rear gardens · Energy Rating tbc

### SITUATION

Ludlow Close is well located on a quiet residential cul de sac on the popular Manor Park development to the north-east of Newbury town centre. Within Newbury there are plenty of shops, 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

A smart covered entrance porch opens to the entrance hall with useful cloakroom and to a very modern well-equipped kitchen with space for dining. There is a central room currently used as a dining room which opens via two sets of double doors to a living and garden room extension adding great additional living accommodation with doors giving access onto the attractive gardens.

**A MUCH IMPROVED AND SUPERBLY PRESENTED EXTENDED 4 BEDROOM LINK DETACHED HOUSE LOCATED ON QUIET RESIDENTIAL CUL DE SAC IN THIS SOUGHT AFTER PART OF NEWBURY. THE HOUSE BENEFITS FROM IMPRESSIVE ACCOMMODATION WITH A MODERN WELL-EQUIPPED KITCHEN, LIVING ROOM AND GARDEN ROOM, 4 BEDROOMS, GARAGE, PARKING AND LOVELY GARDENS.**



Upstairs the feeling of quality and space continues with 3 comfortable bedrooms and luxurious family bathroom, from the landing a turned staircase leads to a quality loft conversion with a fantastic main bedroom and ensuite. An immaculate property, beautifully maintained and much improved by the current owners.

#### **OUTSIDE**

To the front there is a driveway and garage, block pathway to the front door and smart gravel garden. The rear garden is a particular feature of the property, with a patio leading from the house to well-tended level lawn and pathway with high hedging for privacy and a beautiful selection of shrubs, plants and trees.

### **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage, gas fired central heating

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

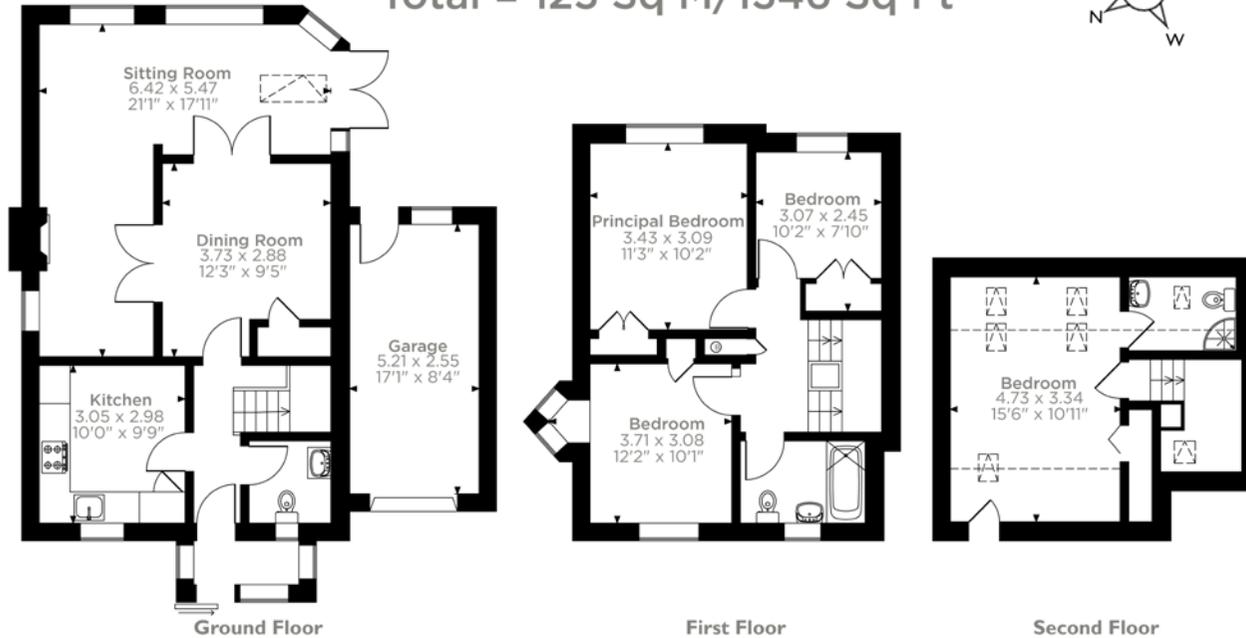
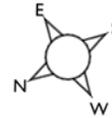
**Council Tax:** Band E

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

**Directions:** Please use postcode RG14 2RH



14, Ludlow Close, Newbury  
 Approximate Gross Internal Area  
 Main House = 112 Sq M/1206 Sq Ft  
 Garage = 13 Sq M/140 Sq Ft  
 Total = 125 Sq M/1346 Sq Ft



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.



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