






MASONS
ESTATE AGENTS




30 Oakfields Close, Ecchinswell, Newbury, RG20 4UT
Price £315,000 Freehold




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Masons are proud to offer to the market this well presented three bedroom extended property, located in Ecchinswell, a quiet & pretty village 5 miles south of Newbury & close to a local school, church and village hall while being a short drive to shops & additional amenities in Newbury. The property benefits from a spacious 17ft living room, a 13ft kitchen/dining room, a 10ft family room/snug, a home office and a downstairs wc. Further benefits include a 13ft master bedroom, an 11ft bedroom two with built-in wardrobes, a third bedroom, a family bathroom, off road parking available and a good size private rear south west facing garden. NO ONWARD CHAIN. Viewing recommended.

- Pretty Village Location
- Three Bedrooms
- 17ft Living Room
- 10ft Snug/Family Room
- Home Office
- 13ft Kitchen/Dining Room
- 13ft Master Bedroom
- Family Bathroom
- Private Garden

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Front door to entrance hall, which has the stairs to the first floor landing and doors to:

Living room: 17'8" x 10'6" feature fireplace and opening to:

Family room/snug: 10'2" x 8'11" double rear aspect with French doors opening to the garden and door to:

Home office: 7'9" x 6'7" double glazed rear aspect.

Kitchen/dining room: 13'9" x 11'2" double glazed front aspect, a range of eye and base level units with roll edge tops and tiled surround,

one a half sink & drainer, integrated oven, hob & extractor and space and plumbing for appliances.

wc: double glazing, low level wc and wash basin.

First floor landing has doors to:

Master bedroom: 13'6" x 8'8" double glazed rear aspect.

Bedroom 2: 11'0" x 10'6" double glazed front aspect, built-in wardrobe.

Bedroom 3: 9'5" x 8'6" double glazed rear aspect.

family bathroom: double

glazed front aspect, a panel enclosed bath with shower over, a low level wc and wash basin.

Outside: To the front there is a small garden with a path leading to front door to. To the rear there is south west facing garden that has a lawn, a patio and a decked area, which is all enclosed by timber fencing. Off road parking available.

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