

Delafield Drive, Calcot, Reading.



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Delafield Drive, Calcot, Reading.

£525,000 Freehold

Arins Tilehurst - Offered to the market is this well presented, 3/4 bedroom detached family home. The property has excellent access to junction 12 of the M4 motorway, while being close to various other local shops including Sainsburys and Ikea, as well as being close to other local amenities, schools and public transport links into Reading town centre. Further accommodation includes an open plan lounge dining room, a conservatory, a refitted kitchen breakfast room, a downstairs wc, a study, an upstairs family bathroom and an upstairs shower room. Other features include a low maintenance rear garden, driveway parking, gas central heating and double glazed windows throughout.

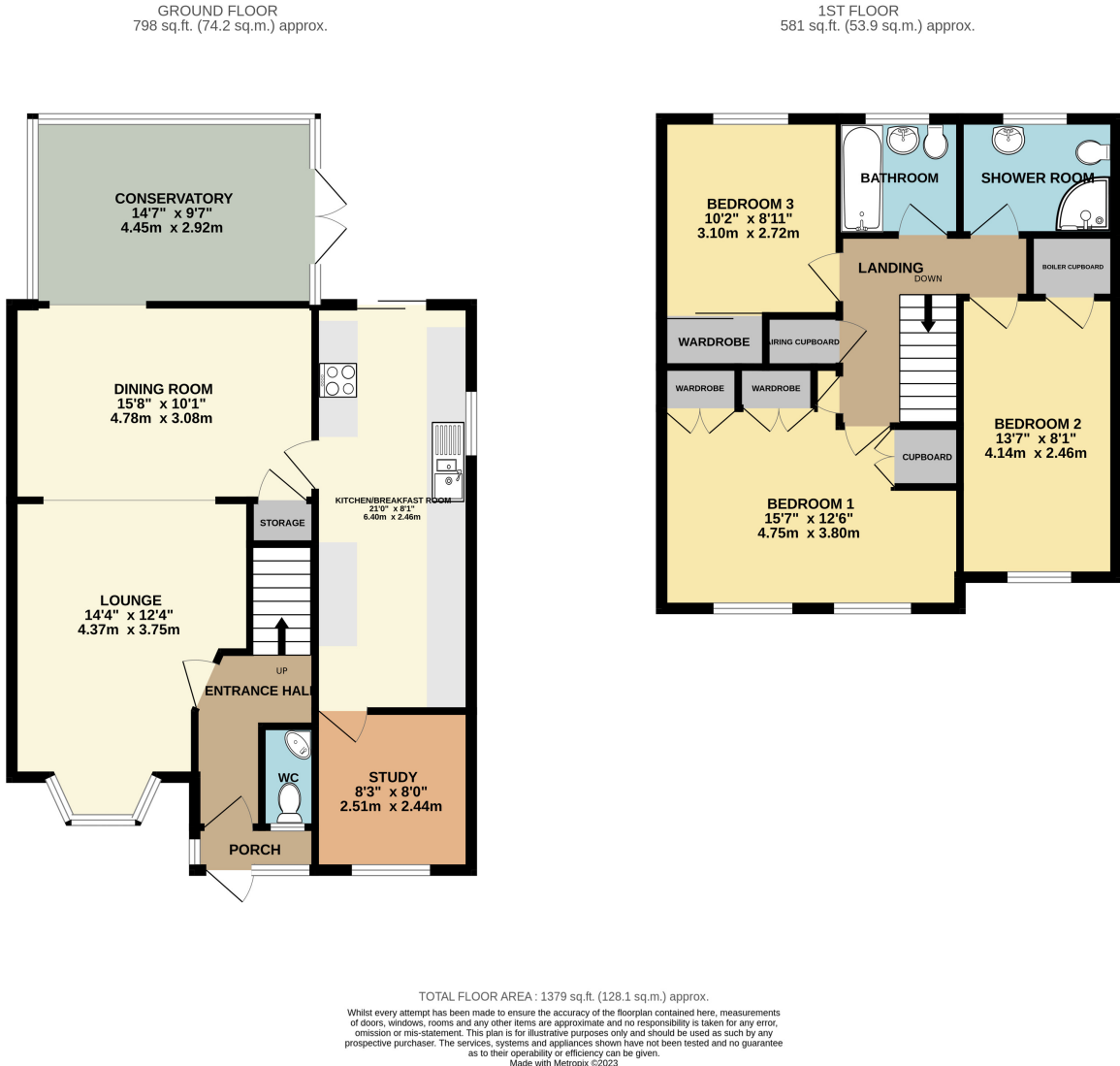
- Three / Four Bedrooms
- Refitted Kitchen Breakfast Room
- Open Plan Lounge Dining Room
- Downstairs WC
- Refitted Bathroom
- Refitted Shower Room
- Driveway Parking
- Close to Sainsburys & Ikea

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



Property Description

Ground Floor

Porch

Front aspect double glazed window, side aspect double glazed window, tiled floor, downlights, laminated wood floor.

Entrance Hall

Offers access to the downstairs wc, lounge and stairs leading to the first floor.

Lounge

12' 4" x 14' 4" (3.76m x 4.37m) Front aspect double glazed bay window, single radiator, laminated wood flooring.

Dining Room

15' 8" x 10' 1" (4.78m x 3.07m) Telephone point, access to under stair storage, double radiator, laminated wood flooring.

Kitchen Breakfast Room

8' 1" x 21' 0" (2.46m x 6.40m) Side aspect double glazed window,

sliding doors leading to patio, range of base and eye level units, induction hob with extractor hood, 1.5 bowl sink with draining board, two built in ovens, built in proving drawer, space for fridge freezer, space for washing machine, breakfast bar, tiled floor, downlights.

Conservatory

14' 7" x 9' 7" (4.45m x 2.92m) French doors leading to patio, single radiator, laminated wood flooring.

Study

8' 3" x 8' 0" (2.51m x 2.44m) Front aspect double glazed window, double radiator.

Downstairs WC

2' 9" x 5' 3" (0.84m x 1.60m) Front aspect double glazed window, wash basin, low level wc.

First Floor

Landing

Offers access to all first floor rooms, the airing cupboard and the loft.

Bedroom One

15' 7" x 12' 6" (4.75m x 3.81m) Two front aspect double glazed windows, two fitted wardrobes, built in storage cupboard, double radiator, single radiator.

Bedroom Two

8' 1" x 13' 7" (2.46m x 4.14m) Front aspect double glazed window, single radiator, boiler cupboard.

Bedroom Three

8' 11" x 10' 2" (2.72m x 3.10m) Rear aspect double glazed window, built in wardrobe, single radiator.

Family Bathroom

6' 6" x 5' 5" (1.98m x 1.65m) Rear aspect double glazed window, low level wc, pedestal wash basin, panel enclosed bath with shower, heated towel rail, tiled floor & walls, downlights.

Shower Room

8' 1" x 6' 0" (2.46m x 1.83m) Rear aspect double glazed window, wash basin with vanity unit, low level wc, corner shower cubicle with electric shower, shaving point, tiled floor & walls, downlights, extractor fan.

Outside

Parking

Driveway parking with the option to convert the front garden to further parking spaces.

Rear Garden

South facing low maintenance rear garden that consists of a patio to the rear of the property that leads onto faux grass and a decked seating area to the rear of the garden. The property also benefits from side access.

Council Tax Band

E