



16 Cobbett Drive, Binfield, Berkshire RG42 5BG

£649,950 - Freehold

### Property Summary

A beautifully presented semi-detached house which was built less than three years ago to a very high specification. The property benefits from an air sourced heat pump and underfloor heating and is located in a quiet cul de sac within Binfield village.

### Features

- AIR SOURCED HEAT PUMP
- UNDERFLOOR HEATING
- BEAUTIFULLY PRESENTED
- WEST FACING REAR GARDEN
- TWO BATHROOMS
- DOWNSTAIRS CLOAKROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- CUL DE SAC LOCATION





Room Descriptions

GROUND FLOOR

ENTRANCE HALL

UPVC window with side aspect and shutters, stairs to first floor, tiled floor with underfloor heating, understairs cupboard, access to lounge and kitchen

KITCHEN/BREAKFAST ROOM

4.38m x 2.82m (14' 4" x 9' 3")  
UPVC window with front aspect and shutters, range of eye level cupboards with built-in extractor, quartz work top and splashback with drawers and cupboards under, one and a half bowl sink with mixer tap, Bosch induction hob and double oven/grill, integrated dishwasher, fridge/freezer and washer/dryer, breakfast bar with matching quartz work top with drawers and cupboards under, tiled floor with underfloor heating

LOUNGE

5.50m x 4.71m (18' 1" x 15' 5")  
UPVC window with rear aspect and shutters, tiled floor with underfloor heating, TV point

DINING ROOM

3.49m x 2.98m (11' 5" x 9' 9")  
UPVC window with rear aspect and shutters, triple bi-fold doors giving side access to rear garden, spotlights to ceiling, tiled floor with underfloor heating

CLOAKROOM

Half tiled walls and tiled floor, WC, hand basin with mixer tap and cupboard under, spotlights to ceiling and extractor fan

FIRST FLOOR

MAIN BEDROOM

3.98m x 3.86m (13' 1" x 12' 8")  
UPVC window with front aspect and shutters, double panel radiator, built in triple wardrobes with shelves and hanging space, TV point, door to en-suite shower room

EN-SUITE SHOWER ROOM

UPVC window with front aspect and shutters, fully tiled shower cubicle with rainfall shower, wash basin with mixer tap and drawers under, WC, large chrome heated towel rail, extractor fan, spotlights to ceiling, large inset mirror

BATHROOM

White suite with double ended bath and mixer tap, WC, wash basin with mixer tap and drawers under, fully tiled shower, chrome heated towel rail, tiled floor, extractor fan, spotlights to ceiling, large inset mirror

BEDROOM TWO

3.32m x 2.97m (10' 11" x 9' 9")  
UPVC window with rear aspect and shutters, double fitted wardrobe, double panel radiator

BEDROOM THREE

3.54m x 1.95m (11' 7" x 6' 5")  
UPVC window with rear aspect and shutters, double fitted wardrobe with sliding, mirrored doors, double panel radiator

OUTSIDE

REAR GARDEN

The garden is enclosed by wood panel fencing with a large paved patio adjacent to the property and a further seating area at the rear. The garden is laid to lawn with some planted beds and there is a large WOODEN SHED

