

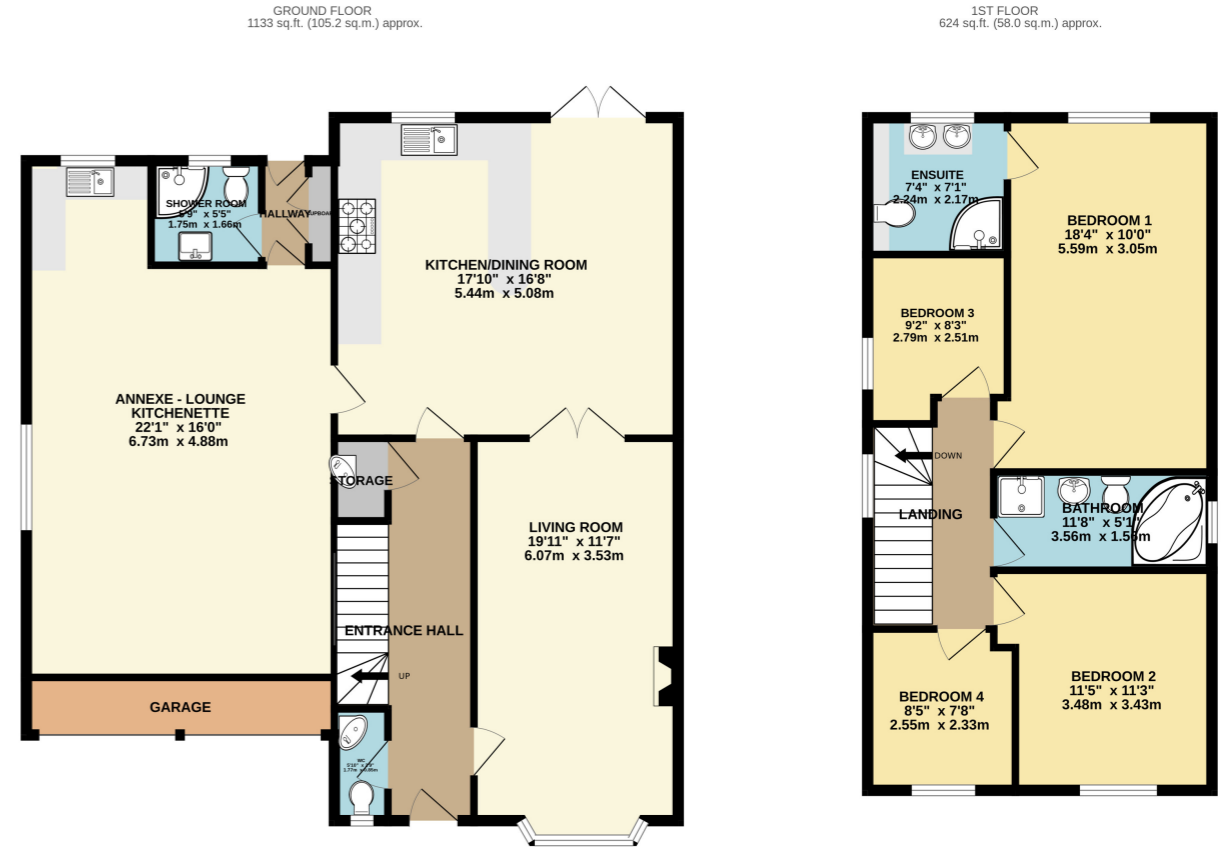


Hatfield Court, Calcot, Reading.

£650,000 Freehold

Arins Tilehurst - Offered to the market is this well presented, extended, four bedroom detached family home set down a lovely quiet cul-de-sac. The property has excellent access to junction 12 of the M4 motorway, is on a bus route leading to Reading centre, while being close to Sainsbury's superstore, Next, Ikea and various other shops, amenities and schools, as well as being within walking distance to the popular Linear Park. Further accommodation includes a good sized living area, an open plan kitchen diner, downstairs wc, an annexe with a living space, kitchen and shower room, an ensuite to the master and separate first floor family bathroom. Other features includes gas central heating, double glazed windows, driveway parking and an enclosed rear garden.

- Four Bedrooms
- Open Plan Kitchen Dining Room
- Downstairs W/C
- Ensuite To Master
- Annexe Attached
- Driveway
- Enclosed Rear Garden
- Close to A4 & M4 Motorway



HATFIELD COURT
TOTAL FLOOR AREA: 1757 sq.ft. (163.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Property Description

Ground Floor

wooden flooring, downstairs wc, wash basin, single radiator.

Entrance Hall

Wooden flooring, stairs leading to first floor, single radiator, understairs storage.

Living Room

19' 11" x 11' 7" (6.07m x 3.53m) Front aspect double glazed bay fronted window, wooden flooring, fireplace, French doors into kitchen diner, television point.

Kitchen Diner

17' 10" x 16' 8" (5.44m x 5.08m) Wood flooring, French doors into rear garden, double radiator, television point, downlights. Kitchen - range of base and eye level units, rear aspect double glazed window, single bowl with drainer, five ring gas hob with extractor hood, built in oven, space for white goods, tiled flooring.

Downstairs WC

5' 10" x 2' 9" (1.78m x 0.84m) Front aspect double glazed window,

Annexe

Lounge Kitchenette

22' 1" x 16' 0" (6.73m x 4.88m) Side and rear aspect double glazed window, wooden flooring, television point, downlights, double radiator, space for white goods, loft space.

Shower Room

5' 9" x 5' 5" (1.75m x 1.65m) Rear aspect double glazed window, shower, low level wc, wash basin with vanity, tiled walls, vinyl flooring, home to boiler.

First Floor

Landing

Access to all first floor rooms, loft hatch to mostly boarded loft, side aspect double glazed window.

Master Bedroom

18' 4" x 11' 2" (5.59m x 3.40m) Rear aspect double glazed window, downlights, double radiator.

Ensuite

7' 4" x 7' 1" (2.24m x 2.16m) Rear aspect double glazed window, shower, low level wc, double wash basin with vanity unit, heated towel rail, two shaving points, extractor fan, downlights.

Bedroom Two

11' 5" x 11' 3" (3.48m x 3.43m) Front aspect double glazed window, single radiator.

Bedroom Three

9' 2" x 8' 3" (2.79m x 2.51m) Side aspect double glazed window, single radiator.

Bedroom Four

8' 5" x 7' 8" (2.57m x 2.34m) Front aspect double glazed window,

single radiator.

Bathroom

11' 8" x 5' 1" (3.56m x 1.55m) Side aspect double glazed window, low level wc, pedestal wash basin, shower, panel enclosed bath, heated towel rail, shaving point.

Outside

Driveway

Brick paved driveway providing off road parking for multiple vehicles, side access into rear garden.

Garden

Fence enclosed rear and side garden, predominantly concrete and patio, with pond at rear.

Council Tax Band

D