

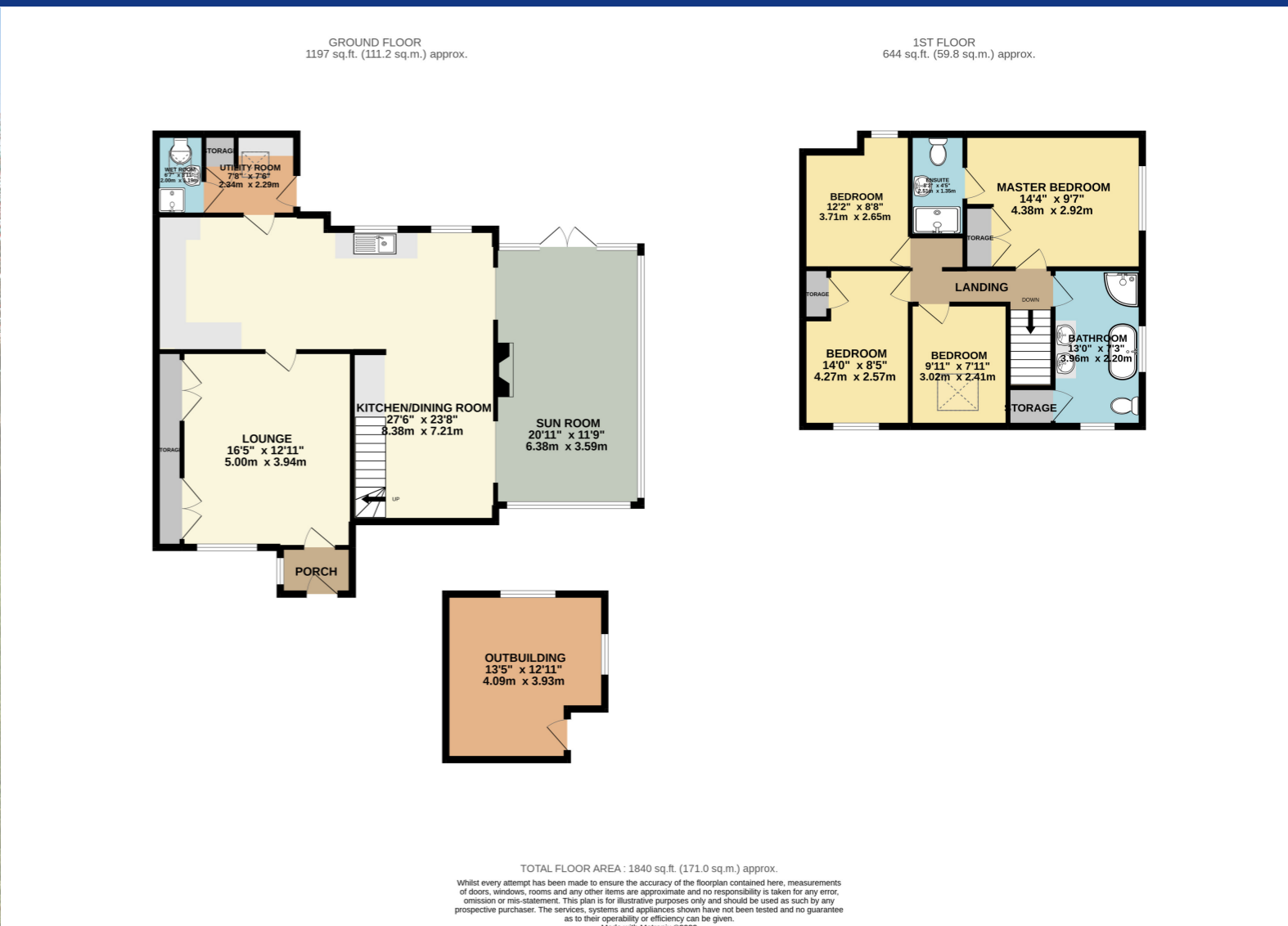


Bloomfieldhatch Lane, Grazeley, Reading.

£799,950 Freehold

Offered to the market in this fantastic rural location, is this beautifully presented four bedroom semi detached property with stunning countryside views. The property has fantastic access to junction 11 of the M4 motorway, is close to Mortimer train station which provides brilliant access into Reading, while also being close to the lovely village of Grazeley. The property comprises of a living room, great sized open plan kitchen diner, extended sun room, utility, downstairs wet room, an ensuite to master, and a separate family bathroom. Other features include double glazed windows throughout, ample off road parking, beautiful wrap round garden with a swimming pool, and an additional outbuilding perfect for an office, workshop, or home gym.

- Four Double Bedrooms
- Open Plan Kitchen/Dining Room
- Large Garden with Countryside Views
- Swimming Pool
- Downstairs Wet Room
- Ensuite To Master
- Sun Room
- Close to Mortimer Train Station
- Outbuilding
- Off Road Parking



Property Description

Ground Floor

into rear garden, downlights.

Porch

Side aspect double glazed window, double radiator, tiled flooring, downlight.

Lounge

16' 5" x 12' 11" (5.00m x 3.94m) Front aspect double glazed window, television point, double radiator, wooden flooring.

Kitchen Diner

27' 6" x 23' 8" MAX (8.38m x 7.21m) Two rear aspect double glazed windows, front aspect double glazed window, range of base and eye level units, two double radiators, downlights, single sink with drainer, built in fridge, built in dishwasher, water purification system, tiled flooring, stairs leading to first floor.

Sun Room

20' 11" x 11' 9" (6.38m x 3.58m) Front, rear and side aspect double glazed windows, stunning log burner, wooden flooring, French doors

Utility Room

7' 8" x 7' 6" (2.34m x 2.29m) Tiled flooring, skylight, space for white goods, storage cupboard, door into rear garden.

Wet Room

6' 7" x 3' 11" (2.01m x 1.19m) Tiled walls and flooring, low level wc, wash basin, shower, skylight, heated towel rail, downlights, extractor fan.

First Floor

Landing

Access to all first floor rooms, downlights.

Bedroom One

14' 4" x 9' 7" (4.37m x 2.92m) Side aspect double glazed windows, double radiator, built in storage, downlights, television point.

Ensuite

8' 3" x 4' 5" (2.51m x 1.35m) Low level wc, wash basin, shower cubicle, downlights, extractor fan, heated towel rail, vinyl flooring.

Bedroom Two

14' 0" x 8' 5" (4.27m x 2.57m) Front aspect double glazed window, laminate wood flooring, double radiator, downlights.

Bedroom Three

12' 2" x 8' 8" (3.71m x 2.64m) Rear aspect double glazed window, double radiator, telephone point, downlights.

Bedroom Four

9' 11" x 7' 11" (3.02m x 2.41m) Skylight, double radiator, vinyl flooring, downlights.

Family Bathroom

13' 0" x 7' 3" (3.96m x 2.21m) Front and side aspect double glazed windows, low level wc, two wash basins, enclosed bath, separate

shower, heated towel rail, downlights, extractor fan, storage cupboard, shaving point.

Outside

Parking

Ample off road parking available.

Garden

Large wrap around garden, predominantly lawn, with lovely patio area at rear, with beautiful countryside views.

Swimming Pool

Fantastic swimming pool with solar panel heating system.

Outbuilding

13' 5" x 12' 11" (4.09m x 3.94m) Rear and side aspect double glazed windows, laminate wood flooring, downlights, has power.

Council Tax Band