

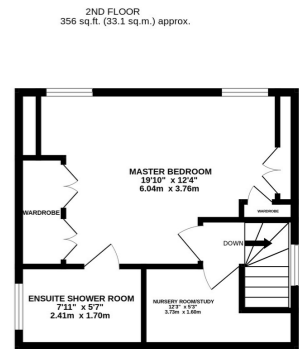
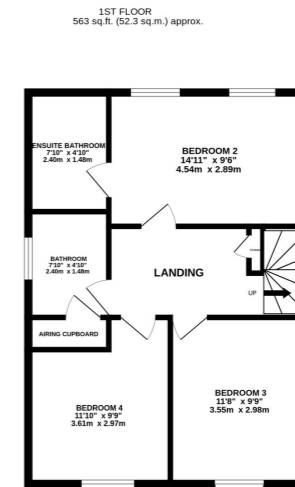
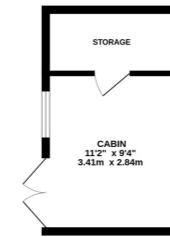
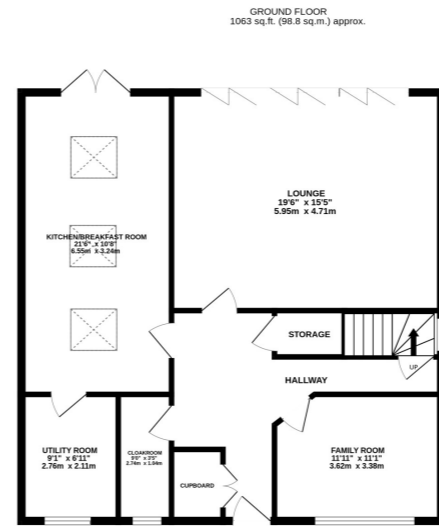
1 Devitt Close, Reading, Berkshire. RG2 8EF.

£725,000 Freehold

Arins property services are pleased to offer for sale this large extended and modernised detached family home situated in a quiet cul de sac within the Wokingham district approximately three miles to the south of Reading in central Berkshire. The spacious accommodation to the ground floor comprises an impressive large entrance hall, cloakroom, family room, a luxurious large lounge with huge bifold doors leading to the garden, modern and bright kitchen/breakfast room and a large utility. The first floor accommodation comprises landing, bedroom two with en-suite bathroom with rain shower and the further benefit of built in air conditioning in the room, two further double bedrooms one with air conditioning and family bathroom. The second floor accommodation holds the master suite which comprises of a bright landing, impressive master bedroom with air conditioning and modern en suite shower room and a study/nursery bedroom (which is currently utilised as a walk in wardrobe). To the outside the front garden has a large gravelled driveway giving parking for at least four vehicles, additional land to the side front to increase the parking area if required, front side storage and gated side access to a private rear garden. The quiet, secluded rear garden has a large lawned area and a Timber built cabin/ summerhouse with services which can be used for many purposes. This is a great separate addition to the accommodation. The location is excellent due to its easy access to Reading and sits in a great school catchment. There is a selection of shops within walking distance supplying your daily essentials. There is a regular bus route within walking distance taking you to Reading town centre within twenty minutes. Reading university and the Royal Berkshire Hospital are both easily accessible. For the commuter the M4 junction 11 is within a short

- 4 Bedroom Detached Home
- Flexible accommodation
- Convenient for all local amenities
- Family room
- Plenty of driveway parking
- Beautiful modern fitted kitchen
- Cloakroom and large utility room
- Luxurious large lounge with bi fold patio doors
- Garden cabin, 2 roomed summer house with mains services
- Impressive master bedroom with en suite shower room

minute walk away and a selection of secondary schools including Maiden Erlegh, Bulmershe, The Forest and Oak Bank are all easily accessed. The private schools of Crossfields and Leighton park are within walking distance as is Reading University. Internal viewing highly recommended to appreciate this beautiful home.



TOTAL FLOOR AREA : 1983 sq.ft. (184.2 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.  
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Property Description

GROUND FLOOR

Hallway

3.12m x 4.97m (10' 3" x 16' 4")

Cloakroom

Family room

3m x 3m (9' 10" x 9' 10")

Lounge

5.95m x 4.71m (19' 6" x 15' 5")

Kitchen/breakfast room

3.24m x 6.55m (10' 8" x 21' 6")

Utility room

2.11m x 2.76m (6' 11" x 9' 1")

FIRST FLOOR

Landing

Bedroom two

4.54m x 2.89m (14' 11" x 9' 6")

En-suite shower room

1.48m x 2.40m (4' 10" x 7' 10")

Bedroom three

3.55m x 2.98m (11' 8" x 9' 9")

Bedroom four

2.97m x 3.61m (9' 9" x 11' 10")

Bathroom

1.48m x 2.40m (4' 10" x 7' 10")

SECOND FLOOR

Landing

Master bedroom

6.04m x 3.76m (19' 10" x 12' 4")

En-suite shower room

2m x 1.70m (6' 7" x 5' 7")

Study/nursery bedroom

1.66m x 3.73m (5' 5" x 12' 3") Max

OUTSIDE

Front garden

Rear Garden

12m x 9m (39' 4" x 29' 6") Approx

Cabin/summer house

4.78m x 2.84m (15' 8" x 9' 4")

Council Tax Band

D

