

16 Red Kite Close, Calcot, Reading, Berkshire. RG31 7BT.



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Red Kite Close, Calcot, Reading, Berkshire. RG31 7BT.

£675,000 Freehold

Constructed in 2018 by Bellway homes is this extremely well presented four double detached family home. The property has excellent access to junction 12 of the M4 motorway, while being close to a bus route leading to Reading town centre, is close to various primary schools and has access to various amenities including IKEA and Sainsbury's superstore. Further accommodation includes a 23ft lounge, a separate study, kitchen/ dining room, two ensuite bathrooms and a family bathroom. Other features include gas central heating, double glazed windows, driveway parking, single garage and an enclosed rear garden.

- Four Double Bedrooms
- Two Ensuite Bathrooms
- 23ft Lounge
- Separate Study
- Kitchen / Dining Room
- Dressing Room
- Driveway & Garage
- Large Enclosed Rear Garden

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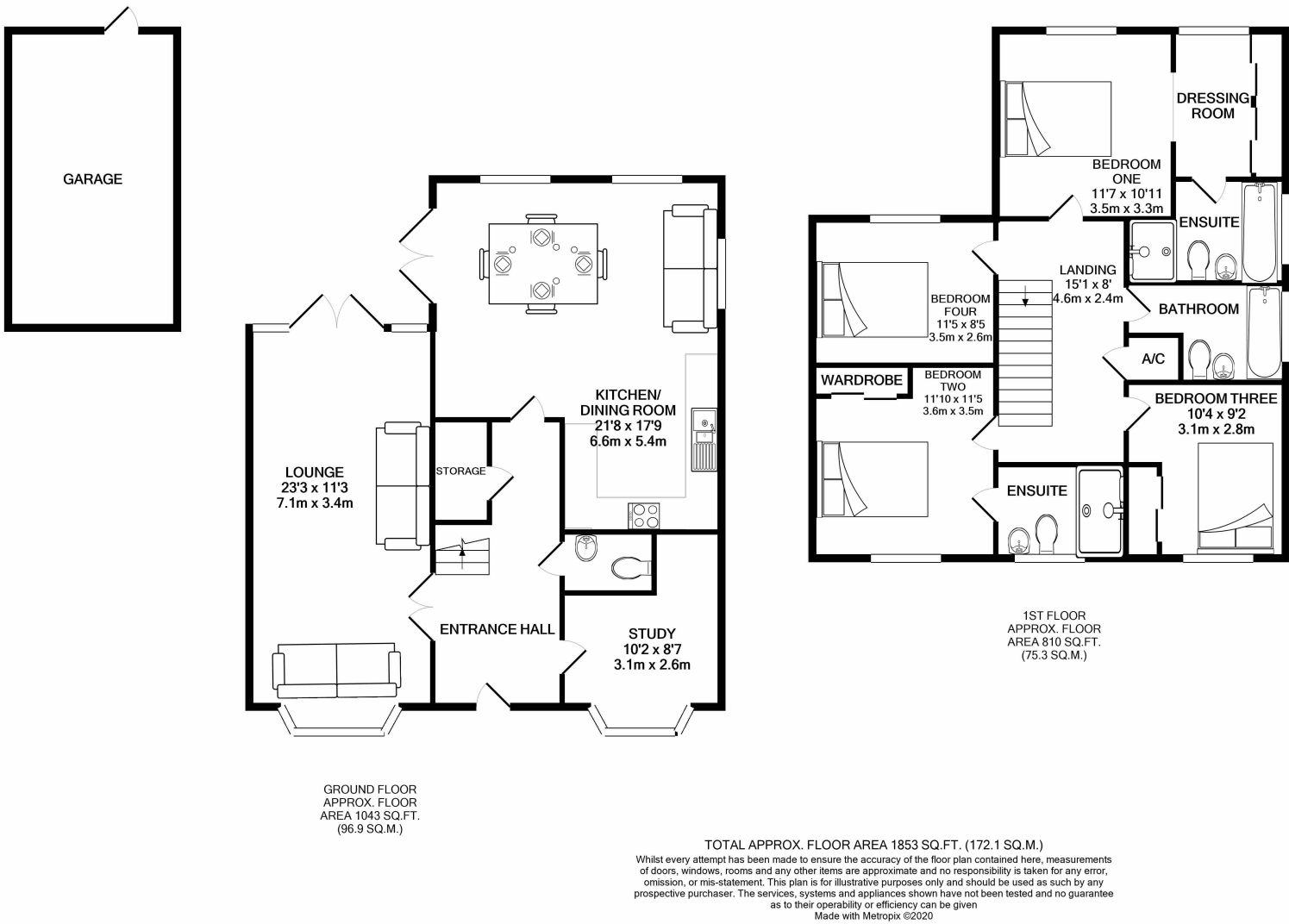
Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



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Property Description

Ground Floor

Entrance Hall

Stairs leading to first floor, single radiator, access to all ground floor rooms, understairs cupboard,

Downstairs WC

Concealed cistern WC, pedestal wash hand basin, single radiator, extractor fan.

Lounge

23' 3" x 11' 3" (7.09m x 3.43m) Front aspect double bay window, rear aspect double glazed windows, double radiator, french doors leading to rear garden, TV point, telephone point.

Study

10' 2" x 8' 7" (3.10m x 2.62m) Front aspect double bay window, side aspect window, telephone point, single radiator, tiled flooring.

Kitchen/ Dining Room

21' 8" MAX x 17' 9" MAX (6.60m x 5.41m) Rear and side aspect double glazed windows, French doors leading to rear garden, a range of eye and base level units, with under pelmet lighting, one and half bowl with drainer, fitted gas hob with extractor fan overhead plus separate electric double oven, integrated appliances include fridge/ freezer, washing machine and dishwasher, downlighters in the kitchen area, TV point, telephone point.

First Floor

Landing

Access to all first floor rooms, loft hatch, airing cupboard, single radiator.

Bedroom One

11' 7" x 10' 11" (3.53m x 3.33m) Rear aspect double glazed window, single radiator, TV point, telephone point, archway to dressing room.

Dressing Room

Rear aspect double glazed window, various fitted double wardrobes with sliding doors, access to ensuite bathroom.

Ensuite Bathroom

Side aspect double glazed window, panel enclosed bath, low level WC, pedestal wash hand basin, separate fitted shower cubicle, heated towel rail, tiled walls and flooring.

Bedroom Two

11' 10" x 11' 5" (3.61m x 3.48m) Front aspect double glazed window, single radiator, fitted double wardrobe, door to ensuite shower room.

Ensuite Shower Room

Front aspect double glazed window, fitted shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, extractor fan, tiled flooring and walls, downlighters.

Bedroom Three

10' 4" x 8' 5" (3.15m x 2.57m) Front aspect double glazed window, fitted double wardrobe, single radiator.

Bedroom Four

11' 5" x 8' 5" (3.48m x 2.57m) Rear aspect double glazed window, single radiator.

Family Bathroom

Side aspect double glazed window, panel enclosed bath with separate shower, concealed cistern WC, wash hand basin, heated towel rail, downlighters, tiled walls and flooring.

Outside

Front Garden

Small lawned area, blocked paved driveway offering parking for a number of vehicles, access to garage, wood gate leading to rear garden.

Single Garage

Up and over garage door, light and power, door leading to rear garden.

Rear Garden

The rear garden is enclosed by brick walls and wood panel fencing, paved patio area leading to a large lawned area.

Council Tax Band