

FOR SALE

£599,950 Freehold



## 2 Pigott Road, Wokingham, Berkshire. RG40 1PY

- LOUNGE & DINING ROOM
- FAMILY ROOM
- DOWNSTAIRS BEDROOM
- DOWNSTAIRS SHOWER ROOM
- THREE FURTHER BEDROOMS
- RE-FITTED BATHROOM
- GARDEN OFFICE
- CORNER PLOT



## PROPERTY DESCRIPTION

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A well presented and extended, semi-detached house offering versatile accomodation ideal for family or multi-generational living. The property is situated on a large corner plot with further potential to extend subject to planning permission, and benefits from a garden building currently being used as a treatment room.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### PORCH

Composite front door, UPVC window with front aspect, coving, wood floor, double doors to entrance hall

#### ENTRANCE HALL

Stairs to first floor, understairs storage cupboard, coving, wood floor, access to kitchen, lounge and family room

#### FAMILY ROOM

3.84m x 3.42m (12' 7" x 11' 3")

UPVC window with front aspect, coving, single radiator, TV point, double doors to dining room

#### DINING ROOM

3.59m x 2.95m (11' 9" x 9' 8")

UPVC double doors to rear garden, wood floor, double radiator, access to kitchen

#### KITCHEN

3.05m x 2.68m (10' 0" x 8' 10")

UPVC window with rear aspect, spotlights, coving, range of eye level cupboards, with built in extractor, preparation surface, one and a half bowl single drainer sink with mixer tap, induction four ring hob, drawers and cupboards under, space and plumbing for dishwasher, integrated fridge/freezer, double oven/grill, wood floor, access to inner hall

#### INNER HALL

Access to shower room, study/bed four, UPVC and glazed door to garden, wood floor

#### LIVING ROOM

4.91m x 4.90m (16' 1" x 16' 1")

Twin UPVC windows with front aspect, coving, wall light points, TV point, two double radiators

#### BEDROOM FOUR / STUDY

3.04m x 3.04m (10' 0" x 10' 0")

UPVC window with rear aspect, coving, double radiator, worktop with space for dryer, fridge and washing machine under

#### SHOWER ROOM

UPVC window with rear aspect, fully tiled shower cubicle with glazed door, basin with mixer tap, WC, wood floor, electric heater

### FIRST FLOOR

#### BEDROOM ONE

4.43m x 3.77m (14' 6" x 12' 4")

UPVC window with front aspect, coving, double wardrobe with sliding doors, single radiator

#### BEDROOM TWO

3.56m x 3.10m (11' 8" x 10' 2")

UPVC window with rear aspect, coving, single wardrobe, single radiator

#### BEDROOM THREE

2.82m x 2.25m (9' 3" x 7' 5")

UPVC window with front aspect, coving, single radiator

#### RE-FITTED BATHROOM

UPVC windows with rear and side aspect, spotlights, coving, white suite comprising

double ended bath with hand shower and

mixer tap, glazed shower screen and shower

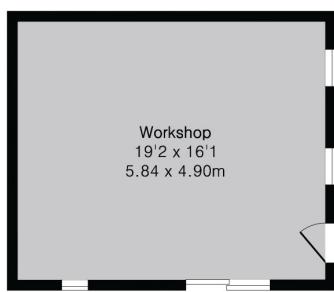
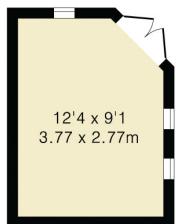


**Approximate Gross Internal Area 1839 sq ft - 171 sq m**

Ground Floor Area 916 sq ft - 85 sq m

First Floor Area 506 sq ft - 47 sq m

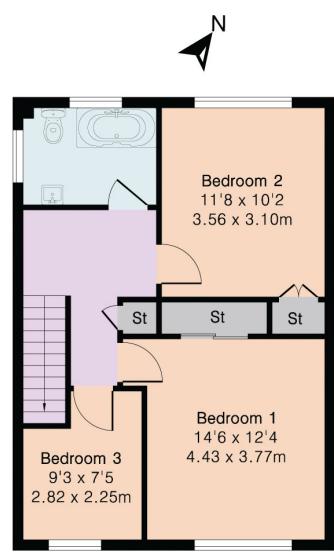
Outbuilding Area 417 sq ft - 39 sq m



Outbuilding



Ground Floor



First Floor

