

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

A well presented and extended, semi-detached house offering versatile accommodation 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

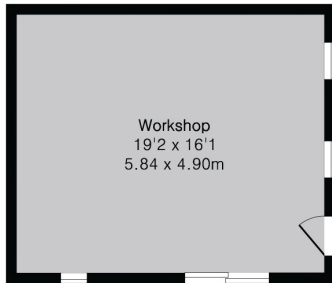
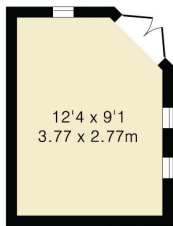


Approximate Gross Internal Area 1839 sq ft - 171 sq m

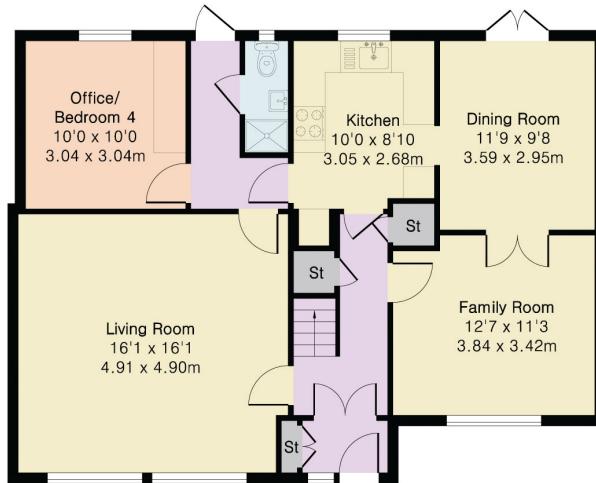
Ground Floor Area 916 sq ft – 85 sq m

First Floor Area 506 sq ft – 47 sq m

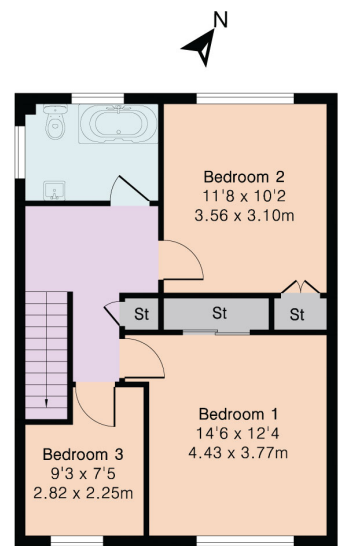
Outbuilding Area 417 sq ft – 39 sq m



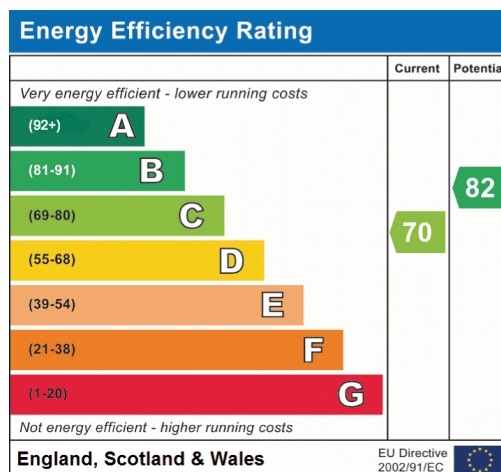
Outbuilding



Ground Floor



First Floor



Binfield
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