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Derrick Close, Calcot, Reading, Berkshire. RG31.

£435,000 Freehold

Arins Property Services - Offered to the market is this three double bedroom semi detached home, the property is situated at the end of a cul-de-sac, is close to various local shops and schools, has excellent access to junction 12 of the M4 motorway and is on a bus route leading to Reading town centre. Further accommodation includes a lounge / diner, refitted kitchen, playroom / study, utility room, conservatory and downstairs WC. Other features include gas central heating, double glazed windows, driveway parking and enclosed rear garden.

- · Close to M4 Motorway
- · Semi-Detached House
- Three Double Bedrooms
- Lounge / Dining Room
- Conservatory
- Family Bathroom
- · En Suite to Master
- Playroom / Study







GROUND FLOOR 602 sq.ft. (55.9 sq.m.) approx

CONSERVATORY
9'2" x 9'2"
2.80m x 2.79m

LOUNGE/DINER
17'3" x 14'3"
5.26m x 4.34m

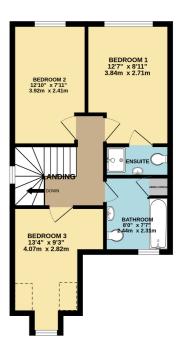
ENTRANCE HALL

WC

LAUNDRY

PLAY ROOM
12'0" x 7'2"
3.66m x 2.18m

1ST FLOOR 460 sq.ft. (42.7 sq.m.) approx



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 sq.m.) approx. Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurer of doors, windows, rooms and any other terms are approximate and no respectivability is taken for any e omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchase. The services, systems and appliances shown have not been tested and not be prospective purchase. The services, systems and appliances shown have not been tested and not

Property Description

Ground Floor

Entrance Hall

Access to kitchen, utility room, downstairs WC, lounge / diner, and stairs to first floor.

Kitchen

12' 7" x 5' 11" (3.84m x 1.80m)

Front aspect double glazed window. Range of base and wall units with worksurface over. Fitted sink and drainer. Gas hob. Fitted oven and extractor.

Utility Room

Access to playroom / study.

Playroom / Study

12' 0" x 7' 2" (3.66m x 2.18m) Front aspect double glazed window.

Downstairs WC

Side aspect double glazed window. WC and wash hand basin.

Lounge / Diner

17' 3" x 9' 2" (5.26m x 2.79m)

Rear aspect double glazed window. Sliding patio doors to conservatory.

Conservatory

9' 2" x 9' 2" (2.79m x 2.79m)

Double UPVC doors to rear garden. Remainder all UPVC Windows.

First Floor

Landing

Side aspect double glazed window. Access to all three bedrooms and family bathroom.

Bedroom One

12' 7" x 8' 11" (3.84m x 2.72m)

Rear aspect double glazed window. Access to En-suite.

En-suite Shower Room

Shower cubicle, WC, and wash hand basin.

Bedroom Two

12' 10" x 7' 11" (3.91m x 2.41m)

Rear aspect double glazed window.

Bedroom Three

13' 4" x 9' 3" (4.06m x 2.82m)

Front aspect double glazed window. (Not restricted height in parts as noted in shaded areas in floorplan).

Family Bathroom

8' 0" x 7' 7" (2.44m x 2.31m)

Front aspect double glazed window. Bath with shower over, WC, and wash hand basin. Airing Cupboard.

Outside

Driveway and Front Garden

Parking for one vehicle. Remainder mainly laid to lawn.

Rear Garden

Patio area with side access. Remainder laid to lawn. All enclosed with fence panels.

Council Tax Band

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