

Derrick Close, Calcot, Reading, Berkshire. RG31.



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£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

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



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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