

Derrick Close, Calcot, Reading, Berkshire. RG31.

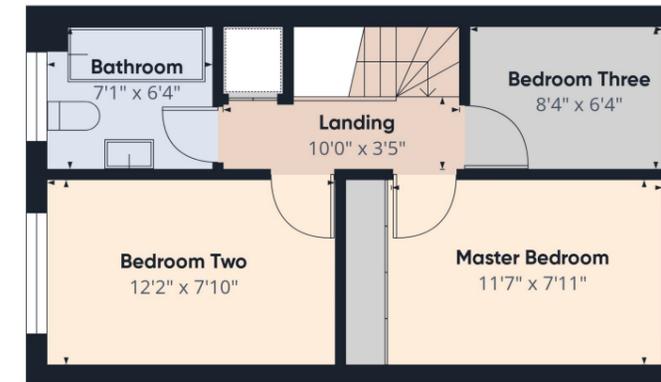
£375,000 Freehold

Tucked away in a quiet cul de sac in popular Calcot, this beautifully presented three bedroom home offers stylish, move in ready accommodation. Featuring a modern kitchen, spacious living and dining room, south facing low maintenance garden and driveway parking for three cars, it is ideal for first time buyers or families. Conveniently located close to local amenities, schools and excellent transport links.

- Three bedrooms
- Cul de sac
- South facing garden
- Driveway parking
- Modern kitchen
- Spacious living area
- Downstairs cloakroom
- Family bathroom
- Low maintenance garden



Floor 0



Floor 1

Approximate total area^m
712 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Property Description

Ground Floor

Hallway

9' 6" x 3' 2" (2.90m x 0.97m)

Kitchen

9' 2" x 7' 10" (2.79m x 2.39m)

WC

6' 2" x 3' 0" (1.88m x 0.91m)

Living / Dining Room

16' 5" x 15' 0" (5.00m x 4.57m)

First Floor

Landing

10' 0" x 3' 5" (3.05m x 1.04m)

Master Bedroom

11' 7" x 7' 11" (3.53m x 2.41m)

Bedroom Two

12' 2" x 7' 10" (3.71m x 2.39m)

Bedroom Three

8' 4" x 6' 4" (2.54m x 1.93m)

Family Bathroom

7' 1" x 6' 4" (2.16m x 1.93m)

Council Tax Band

C

