

6, Pegs Green Close, Reading, RG30 2NH



Property overview

Guide Price £600,000

A well-maintained, heavily extended four-bedroom, three-bathroom semi-detached house situated on an above average sized plot within the peaceful cul-de-sac of Pegs Close. This property is situated in close proximity to local transport links, a bus route into the town centre, and popular shops, restaurants, and entertainment options offered at The Oracle, just 2.0 miles away.

With easy access to Reading town centre and Prospect Park, residents can enjoy the abundance of open space, including children's play areas, five-a-side football pitches, and the transformed Old Mansion House, with a popular eatery. Commuting is convenient with the M4 (Junction 12) just a short drive away, and several supermarkets are conveniently located nearby. Families will appreciate the excellent local schools in the area, such as Prospect, The Wren, and Blessed Hugh Faringdon.

The property has been extended on two storeys by the current vendors, effectively doubling its size. This extension was designed to accommodate two generations of the same family, with the inclusion of a lift (which can be easily removed) connecting the double reception on the ground floor to the largest bedroom on the first floor. The left wing of the house was utilised by the vendors parents, while the vendors occupied the right wing.

Aside from the extension and creation of new living spaces and bathrooms, other notable improvements include double glazing throughout, new drains, associated landscaping with wheelchair access and driveway, underfloor heating in the left wing, an energy-efficient ground source heating system, and electric solar panels.

The accommodation comprises an entrance lobby, hallway, downstairs WC, a spacious 28' double reception with access to a ground floor shower room, kitchen, lounge, and dining room on the ground floor. On the first floor, there are four bedrooms, including a 28' bedroom with an en-suite and walk-in wardrobe, two double bedrooms, and a single bedroom. Additionally, there is a separate WC, a bathroom, and a linen cupboard.

This flexible layout makes the property ideal for a multi-generational family, a conventional family, or anyone in need of ample space. External features include a large block-paved driveway, a 20' garage, a side courtyard and patio, and a rear garden spanning over 100 feet.



Accommodation

Front External:

Block paved driveway for multiple vehicles, access to double garage, steps to raised front path, flowerbeds, side gates providing access to ramp and more steps to rear garden and front path, further leading to the rear, UPVC front door with canopy over to:

Entrance Hall: 5' 1" x 4' 11" (1.55m x 1.50m)

Hanging rail, doors to accommodation, 3 x 3 fold away shoe storage, tiled floor.

Inner Hallway: 18' 3" max x 6' 3" max (5.56m x 1.90m)

Stairs to first floor landing, window to front aspect, double radiator, NEST thermostat control panel (controlling right side of property), door to under stairs storage (housing low level consumer unit, electric meter and space for storage), door to extra storage cupboard, door to:

Under Stairs WC: 6' 5" max x 3' 2" max (1.95m x 0.96m)

Wash hand basin with tiled splash back, eye level storage cupboard, WC, radiator.

Lounge through Diner: Overall Measurements of 26' 7" x 12' 10" (8.10m x 3.91m)

Dining Area: 12' 0" x 11' 2" (3.65m x 3.40m)

Picture rail surround, bifold doors to patio, radiator, opening to:

Lounge Area: 13' 11" max into window bay x 12' 10" max (4.24m x 3.91m)

Window to front aspect, picture rail surround, radiator, log burner.

Double Reception: 28' 9" max x 16' 1" max (8.76m x 4.90m)

Smoke alarm, high level consumer unit, windows to front and side aspect, thermostat control panel (left extension side has underfloor heating), service hatch for under floor heating, controls for lift, glazed door single person lift into bedroom one on first floor, composite barn style door to garden, the mosaic for shower room under floor heating, pocket door to kitchen and door to:

Downstairs Shower Room: 9' 8" x 4' 10" (2.94m x 1.47m)

Extractor fan, fully tiled walls, obscured window to side aspect, range of eye and base level storage units with integral wash hand basin with vanity mirror above and WC with enclosed cistern, walk in shower with glazed fixed shower screen, mixer tap and shower attachment over.

Kitchen: 12' 9" x 11' 8" (3.88m x 3.55m)

Smoke alarm, range of eye and base level units, window to rear aspect, ceramic 1 1/2 sink/drainers with mixer tap over, integrated appliances (separate fridge & freezer, additional fridge/freezer, NEFF oven and grill), space for washing machine and dryer, kitchen island with integrated NEFF induction hob with ceiling mounted extractor fan, glazed door to patio.

Split-Level First Floor Landing: 12' 5" max x 10' 2" max (3.78m x 3.10m)

Hatch to loft (mainly boarded, Housing 300L water tank), skylight, low-level built-in cupboard, doors to accommodation and opening to:

Inner Hallway leading to Bathroom: 5' 6" max x 4' 9" max (1.68m x 1.45m)

Doors to built in storage cupboard, concertina door to linen cupboard, door to:

Bathroom: 7' 8" x 5' 7" (2.34m x 1.70m)

Fully tiled walls, obscured window to rear aspect, range of storage units, wash hand basin with vanity mirror above, radiator towel rail, panelled bath with mixer tap and shower head attachment over.

Separate WC: 5' 0" max x 2' 7" (1.52m x 0.79m)

Spotlight, extractor fan, WC.

Bedroom One: 28' 7" max x 16' 10" max (9.01m x 5.13m)

Windows to front, side and rear aspects, two folding doors to walk in wardrobe (range of hanging space, shelving, and storage), lift control panel and hatch, thermostat for under floor heating, door to:

En-Suite: 8' 10" x 7' 2" (2.69m x 2.18m)

Extractor fan, part tiled walls, obscured window to rear aspect, ladder style towel radiator, wash hand basin with cupboards below and tall vanity mirror above, WC with bidet & heated seat, panelled bath with aqua lift bath lift, tap with shower attachment over, carpet, under floor heating.

Bedroom Two: 12' 1" x 9' 2" to front of built in wardrobe (3.68m x 2.79m)

Range of built in wardrobes providing hanging space and drawers below, picture rail surround, window to rear aspect, radiator.

Bedroom Three: 11' 11" x 11' 3" (3.63m x 3.43m)

Window to front aspect, picture rail surround, high-level built-in cupboards, built in cupboard with shelving providing storage, pedestal wash hand basin with tiled splash back and mirror above, radiator.

Bedroom Four: 8' 2" x 7' 9" (2.49m x 2.36m)

Currently used as study, window to front aspect, radiator.

Rear External:

The rear garden is laid out in several sections including a patio area, lawn (with wild meadow section), vegetable garden, further patio at the rear corner, greenhouse, and composting area. There is also a shed for storage and path giving access to all sections.

Shed: 15' 8" x 6' 0" (4.77m x 1.83m)

Fully insulated, power, light point, window to rear aspect.

Double Garage: 20' 9" x 17' 9" (6.32m x 5.41m)

Detached with up and over remote-control door. Power and light, three high level windows to side aspect, pedestrian door to side path.

Photography





















Floor Plan

EPC



6, Pega Green Close READING RG30 2NH	Energy rating C	Valid until:	18 September 2027
		Certificate number:	9218-1067-6291-4563-4954

Property type: Semi-detached house

Total floor area: 175 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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