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Mallard Way , Aldermaston

£630,000

BELVOIR!



Key Features

- > Four bedroom detached
- > Council Tax Band: F
- > Walking distance to Aldermaston Train Station
- > Immaculately presented
- > Tenure: Freehold
- > EPC rating C



Belvoir Estate Agents - Offered to the market is this wonderfully presented, four bedroom detached family home in the ever popular village of Aldermaston Wharf. Set just walking distance from Aldermaston Train Line and a short drive to Junction 12 of the M4, this home is perfectly located for access into Newbury, Reading and London.

The large hallway offers access into all downstairs principle rooms, such as lounge, kitchen / dining room and downstairs cloakroom. The front aspect lounge fitted with UPVC double glazed windows features a working fireplace and provides access through to the dining room via oak fitted double doors. The cloakroom has been well fitted to offer a toilet and separate basin and the stairs lead up to the first floor.





The kitchen and dining room has been opened up to create a wonderful and immaculate open plan room which can offer space for a large dining table, along with a seamlessly fitted kitchen boasting underfloor heating and a water softener. Offering an array of storage space throughout along with the integral appliances such as double ovens, dishwasher and five ring gas hob, this open plan space opens into a wonderful family room which leads out into the garden via French Doors.

Upstairs, the landing provides access to all bedrooms of the property along with a family bathroom, and access into the loft space. The four bedrooms of the property are all excellent sized with three of them being large doubles and the fourth being a large single which is currently used as a perfect office space. The main bedroom in particular has fitted floor to ceiling wardrobes, and boasts a lovely three piece en-suite shower room.

The family bathroom has been beautifully finished with a three piece suite offering fitted bath with shower attachment, toilet housed by vanity unit and a separate basin.



Outside, the south / west facing rear garden offering views over the canal has been landscaped very well with a smart patio area perfect for entertaining, a large area of artificial lawn and mature borders of shrubs and a water feature. Further points to mention are remote controlled nightlights and has a conservation area beyond. Side access is provided to the front of the property where driveway parking can be found for two vehicles, an electric car charging point and access into an integral garage with utility plumbing and electric door.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can





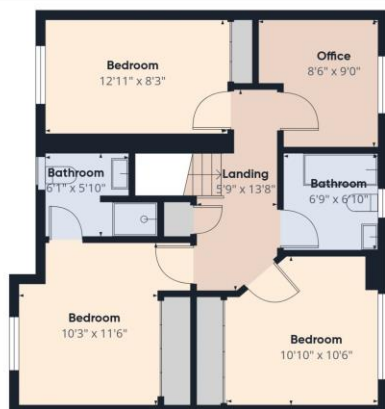
refer you onto Setfords Solicitors or Juno. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identify verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.





Floor 0



Floor 1

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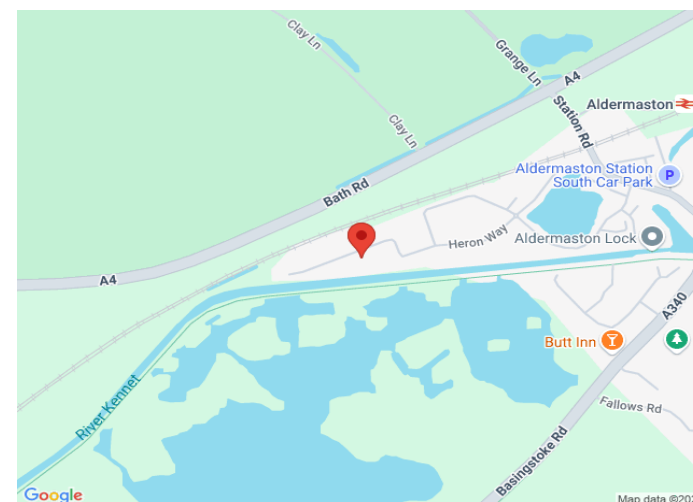
Property is personal

Approximate total area[®]
1279 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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Contact us today to arrange a viewing...

www.belvoir.co.uk

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