



Bespoke
ESTATE AGENTS

12 Sibson, Lower Earley
Guide Price £625,000



12 Sibson

Lower Earley, Reading

Impressive 4-bed detached house near Maiden Erlegh lake. Modern living, detached garage, parking for 4 cars, southerly aspect garden, en-suite, quiet cul de sac, white bathroom suite, double glazing, gas central heating, spacious outdoor area with patio and lawn.

Council Tax band: D

Tenure: Freehold

- Detached Garage & Parking For Four Cars
- Two Separate Reception Rooms
- Fitted Kitchen Breakfast Room & Separate Utility Room
- Ground Floor Cloakroom
- En-Suite To Principle Bedroom
- Southerly Aspect Private Rear Garden
- Short Walk To Maiden Erlegh Lake & Laurel Park
- Quiet Cul De Sac Setting
- Fitted White Bathroom Suite
- Double Glazing & Gas Central Heating

Entrance Hall

Access via double glazed front door, stairs to first floor, door to living room.

Cloakroom

Side aspect window. A fitted white suite with W/C hand basin, wall mounted boiler for central heating.

Living Room

14' 4" x 11' 9" (4.38m x 3.57m)

Front aspect via double glazed window, door to kitchen, feature fire place, radiator.

Family / Dining Room

14' 1" x 7' 9" (4.30m x 2.36m)

Ideally situated with direct access from kitchen, front aspect via double glazed window.

Kitchen Breakfast Room

14' 10" x 9' 11" (4.53m x 3.01m)

This light and spacious kitchen/breakfast room is the heart of the home, offering a welcoming space for cooking, dining, and entertaining. Large windows fill the room with natural light, while the neutral décor and wood-effect flooring create a warm and inviting atmosphere. Space for table and chairs, door to utility room and access to Family/Dining Room.

Utility Room

Space and plumbing for domestic appliance, work tops, door to cloakroom, door to rear garden.

First floor landing

Doors to bedrooms and bathroom, access to loft, built in airing cupboard.

Bedroom One

12' 1" x 8' 4" (3.68m x 2.55m)

Front aspect via double glazed window, radiator, built in double wardrobes, door to en-suite.





En-Suite

6' 0" x 5' 11" (1.84m x 1.80m)

Side aspect via double glazed window, large walk in shower cubicle, W.C. wash hand basin, tiled walls, towel rail.

Bedroom Two

10' 2" x 7' 11" (3.09m x 2.42m)

Front aspect via double glazed window, radiator, built in wardrobe.

Bedroom Three

8' 11" x 6' 11" (2.71m x 2.10m)

Rear aspect via double glazed window, radiator.

Bedroom Four

7' 10" x 6' 5" (2.38m x 1.96m)

Rear aspect via double glazed window, radiator.

Bathroom

7' 7" x 5' 4" (2.30m x 1.62m)

A modern white suite with enclosed bath, mixer taps and shower attachment, shower over with fitted shower screen, W.C. wash hand basin. Double glazed window to rear.

Garden

Enjoying a southerly aspect, fully enclosed and enjoying a good degree of privacy and seclusion. With paved patio area, remainder is mainly lawn with various shrubs. Further side area perfect for storage or hiding away children's toys and to the other side is path with gate for pedestrian access.

Front Garden

To the front is driveway providing parking and leading to garage, remainder is lawn with path to front door.

Garage

An oversized single garage with twin opening doors, eaves storage.





