

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



DONEGAL CLOSE, CAVERSHAM READING, RG4 5DT

£445,000

A particularly spacious three bedroom townhouse benefitting from a two storey rear extension creating larger bedrooms and additional dining room, set in a peaceful cul-de-sac with south facing secluded garden and off road parking in front. Situated 0.5 miles from Caversham centre and approximately 1 mile from Reading station

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
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ENTRANCE

Covered entrance porch, paved step and front door to

RECEPTION HALL

With oak style flooring, staircase to first floor and archway through to

LIVING ROOM

16'4 (4.98m) x 12' (3.66m)

With rear aspect double glazed window, vertical radiator, central electric fireplace with carved hearth surround and mantel over, oak style flooring, opening onto

**EXTENDED DINING AREA**

8' (2.44m) x 8' (2.44m)

With rear aspect double glazed French doors to garden, radiator, oak style flooring

**KITCHEN/BREAKFAST ROOM**

12'2 (3.71m) x 10'6 (3.2m)

Well fitted comprising single drainer one and a half bowl enamel sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces and contrasting tiled surrounds, space for range cooker, fitted extractor hood and plumbing for washing machine, integrated tumble dryer and fridge, built in larder cupboard with appliance space for fridge/freezer and further understairs cupboard, twin front aspect double glazed windows and concealed lighting

**STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING**

With access to loft space above

BEDROOM ONE

10'10 (3.3m) x 10'5 (3.18m)

With front aspect double glazed window, radiator, built in double wardrobe with mirrored doors and built in airing cupboard housing gas boiler, hot water tank and slatted shelving

**BEDROOM TWO**

10'5 (3.18m) x 9'9 (2.97m)

With rear aspect double glazed window, radiator, built in double wardrobe with mirror fronted doors and additional wardrobe space

**BEDROOM THREE**

15'5 (4.7m) x 8' (2.44m) max

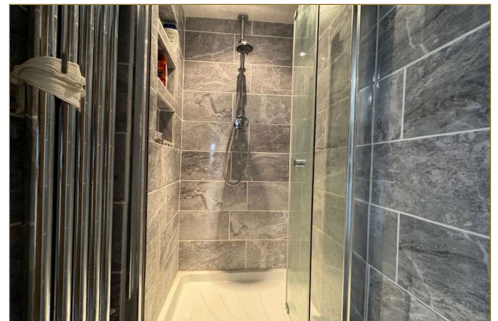
Extended room with rear aspect double glazed window, radiator, alcove space for large wardrobe

**BATHROOM**

Suite comprising bath, wash hand basin, W.C., with contrasting tiled walls and floor, radiator, front aspect obscure double glazed window

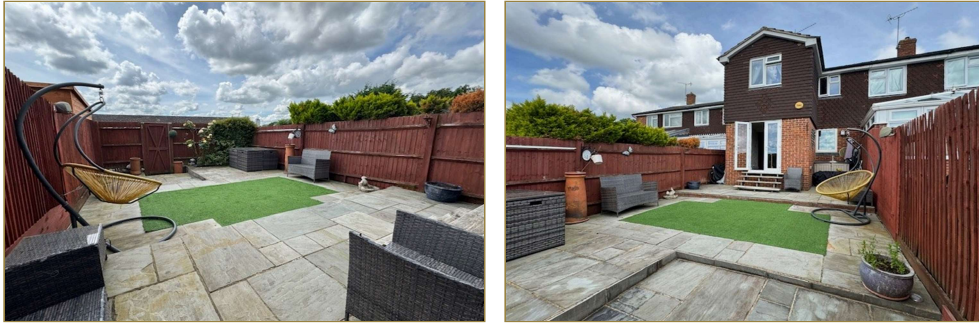
**SHOWER ROOM**

There is an alternative additional shower room with large fully tiled shower cubicle and vertical radiator



REAR GARDEN

At the rear of the property is a well maintained south facing garden with low maintenance paving with integrated Astro Turf, outside power and timber fenced enclosures with rear pedestrian gateway access, in all the gardens extend approximately 30ft with good seclusion

**OUTSIDE**

The front of the property is entered via a block paved driveway providing off road parking, with steps leading down to Astro Turf lawn area, mature hedging and pathway to front door, with sheltered paved garden area with picket fence enclosures and outside power

**DIRECTIONS**

From central Caversham proceed north up Prospect Street at traffic lights fork right into Henley Road and turn right into Donegal Close

SCHOOL CATCHMENT

Thameside Primary School
Highdown School and Sixth Form Centre

COUNCIL TAX

Band C

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating C

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/1634-5926-8300-0737-8296>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 988 sq ft – 92 sq m
Ground Floor Area 490 sq ft – 46 sq m
First Floor Area 498 sq ft – 46 sq m

