

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **BLUEBELL GARDENS, EMMER GREEN READING, RG4 8TG**

**£649,500**

A sizeable four bedroom detached family home with accommodation set over three floors, positioned in a quiet cul-de-sac only 6 minutes walk to countryside walks & 10 minutes to Clayfield Copse woodland. Includes living room, dining room, kitchen/breakfast room, 17ft main bedroom, two ensembles, garage & parking. 1550sqft. No onward chain.

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**NOTE**

Please note: Where applicable, we have used digitally staged photos for illustrative and room configuration purposes solely - no furniture is included within the sale.

**ENTRANCE**

Covered entrance porch and front door to

**RECEPTION HALL**

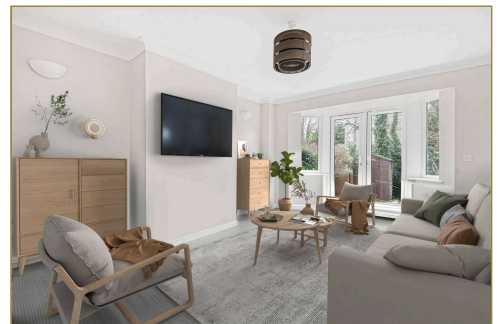
With radiator, staircase to first floor, understairs storage cupboard, internal access to garage

**CLOAKROOM**

With W.C. wash hand basin, radiator

**LIVING ROOM**

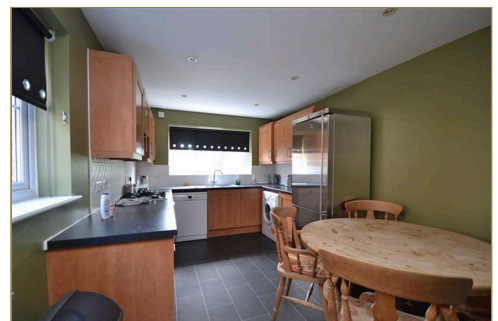
With rear aspect double glazed windows with integrated double glazed French doors to rear garden, radiator, two wall light points

**DINING ROOM**

With rear aspect double glazed window, radiator

**KITCHEN/BREAKFAST ROOM**

Well fitted comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated work surfaces, tiled surrounds, inset four ring gas hob with extractor hood above and integrated double oven, plumbing for washing machine and dishwasher with further appliance space for fridge/freezer. Concealed lighting, neatly fitted gas boiler, dual aspect double glazed window, room for table and chairs, radiator

**STAIRCASE FROM RECEPTION HALL WITH SIDE ASPECT DOUBLE GLAZED WINDOW TO FIRST FLOOR LANDING**

With radiator, large airing cupboard with pressurised hot water tank and slatted shelving

**BEDROOM ONE**

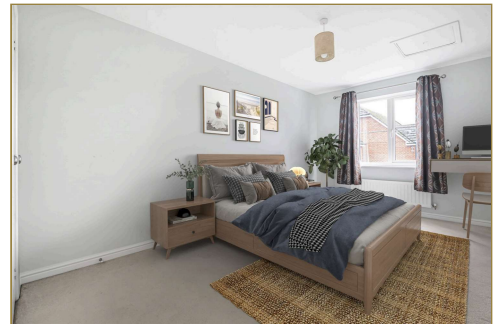
With rear aspect double glazed window, radiator, walk in wardrobe with hanging space and shelving, door to

**ENSUITE SHOWER ROOM**

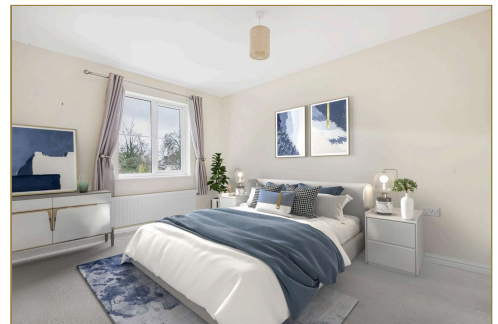
Comprising tiled shower, wash hand basin, W.C., with radiator and rear aspect obscure double glazed window

**BEDROOM TWO**

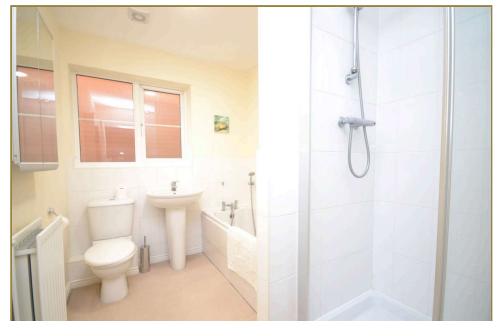
With front aspect double glazed window, radiator, mini loft hatch, built in double wardrobe

**BEDROOM THREE**

Front aspect double glazed window, radiator

**BATHROOM**

Four piece suite comprising twin grip panelled bath, wash hand basin, W.C., separate tiled shower cubicle with radiator, side aspect obscure double glazed window



**STAIRCASE FROM FIRST FLOOR TO SECOND FLOOR LANDING**

Door to

**GUEST BEDROOM/BEDROOM FOUR**

Spacious top floor room with dual double glazed skylight windows, radiator, range of fitted wardrobes and dressing table, large walk in eaves cupboard, door to

**ENSUITE SHOWER ROOM**

Comprising tiled shower, wash hand basin, W.C., radiator

**REAR GARDEN**

At the rear of the property is a level secluded garden with raised decking, shrub and evergreen borders, with two large oak trees to the rear. Timber shed and panelled fenced enclosures extending approximately 50ft. Side access front to rear via wooden gate

**OUTSIDE**

The front of the property is entered via block paved driveway with parking space leading to

**INTEGRAL GARAGE**

With up and over door, power and light, with separate paved pathway leading to the front door and outside water tap

**DIRECTIONS**

From central Caversham proceed north up Prospect Street, at traffic lights fork left into Peppard Road continuing past the shops on the right hand side turning right into Bluebell Gardens

**TENURE**

Freehold

**SCHOOL CATCHMENT**

Caversham Park Primary School

Highdown Secondary School

**COUNCIL TAX**

Band G

**SOCIAL MEDIA**

Find out about local news, our views and all things property on our facebook and twitter pages.

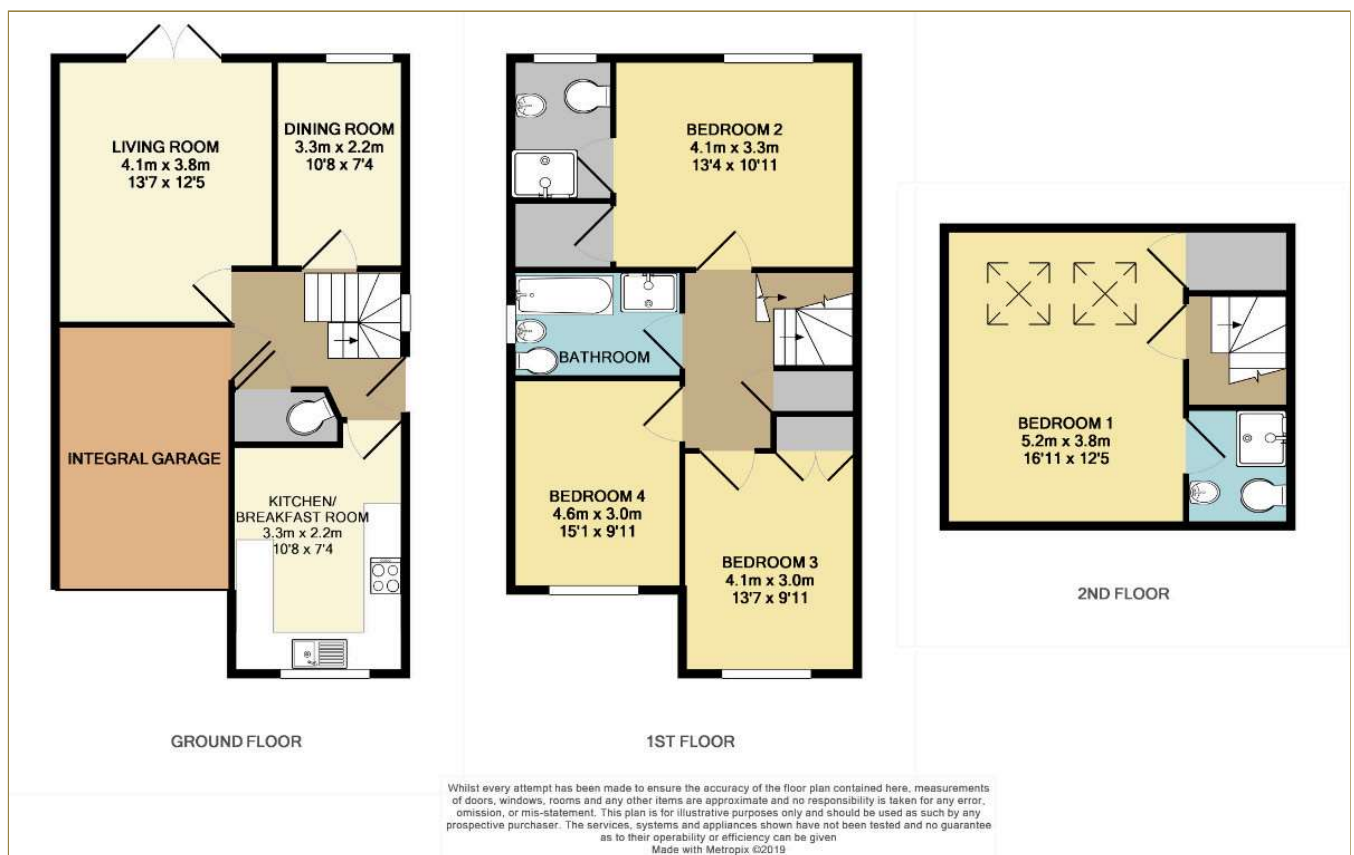
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

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/9434-1225-9300-0967-8226>

**FLOORPLAN**

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



**LOCATION**

This image is for indicative purposes and cannot be relied upon as wholly correct

