



**Jefferson Close
Emmer Green, Reading, Berkshire RG4 8US**

£999,000

Set within this sought after and quiet Cul-De-Sac on the edge of Emmer Green and the South Oxfordshire country side is this well presented detached family home. The property boasts generous living accommodation with five double bedrooms and three bathrooms (two en suites) on the first floor. On the ground floor there is a fantastic entrance hall, good sized kitchen / breakfast room, separate dining room and a great sized great sized living room. In addition there is a utility room, WC and office. To the rear there is a great sized garden and patio that is ideal for summer entertaining. To the front there is a good sized driveway and a double garage. To appreciate the space on offer call now to view.

Jefferson Close, Reading, Berkshire RG4 8US

- A spacious five double bedroom house set in a quiet Cul-de-Sac
- Two great sized reception rooms
- Double garage & driveway with ample parking
- Three stylish bathrooms (two ensuite)
- Council tax band G
- Office and guest WC
- Modern and stylish kitchen / breakfast room
- Great sized garden and patio
- Only moments to Clayfield Copse and the South Oxfordshire country side
- EPC rating D

Entrance hall

10'3 x 7'11 (3.12m x 2.41m)



A good sized entrance hall with wood effect flooring, storage cupboard, open to the inner hallway and doors to

WC

6'11 x 3'5 (2.11m x 1.04m)



Comprising of WC, wash hand basin and frosted window to the front.

Kitchen / breakfast room

20'11 x 10'8 (6.38m x 3.25m)



A modern and stylish kitchen with ample wall and base units, roll top work surfaces and an inset sink and drainer, halogen hob, extractor, double oven, fridge / freezer and dish washer. There is an 'Island ' with a breakfast bar, tiled floor window to the side .door to the utility and ample space for a dining table. Double glazed patio doors with views over the garden and doors to the dining room.

Utility



Comprising of wall and base units, roll top work surface with an inset sink and drainer, recess for the washing machine and dryer, wall mounted boiler, door to the side and tiled floor.

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Dining room

14'0 x 11'5 (4.27m x 3.48m)



Offering views over the garden and patio is this light and airy room. Double doors to the hallway and doors to the living room.

Study

10'7 x 6'9 (3.23m x 2.06m)



A light and airy room with a window offering views over the front garden and driveway.

Living room

26'3 x 13'0 (8.00m x 3.96m)



A great sized living room that is perfect for entertaining with double glazed patio doors to the garden and a window to the front allowing plenty of natural light, carpeted and a feature gas fire place with an attractive surround.

Landing



A great sized landing with loft access, airing cupboard housing the hot water cylinder and doors to:

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Bedroom one

16'9 x 13'6 (5.11m x 4.11m)



A light and airy bedroom with a window offering views to the front, fitted wardrobes and door to the en suite.

Bedroom two

14' 2 x 11'5 (4.27m 0.61m x 3.48m)



A light and airy room with views over the garden, fitted wardrobes and door to the en suite.

En suite

9'1 x 6'2 (2.77m x 1.88m)



A modern bathroom comprising of a paneled bath with a wall mounted shower, WC, wash hand basin and a heated towel rail. Tiled floor and a window to the rear.

En suite

6'6 x 6'5 (1.98m x 1.96m)



A modern shower comprising of a good sized shower with wall mounted fittings, WC, wash hand basin, heated towel rail, tiled floor and a window to the rear.

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Bedroom three

10'8 x 10'4 (3.25m x 3.15m)



Offering views over the rear garden is the good sized room with a fitted wardrobe.

Bedroom five

10'8 x 8'9 (3.25m x 2.67m)



A good sized room with a window to the front and ample space for wardrobes.

Bedroom four

11'5 x 10'3 (3.48m x 3.12m)



A light and airy room with views to the front and a fitted wardrobe.

Bathroom

6'10 x 6'6 (2.08m x 1.98m)



A modern bathroom comprising of a paneled bath with a wall mounted shower, tiled floor, WC, wash hand basin and a window to the side.

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Garden



A good sized garden that is mainly laid to lawn with shrub borders. There is a large paved patio area perfect for those summer BBQ's that runs the width of the property. Side access to the front and a door to the garage.

Garage

18'11 x 17'9 (5.77m x 5.41m)

A large garage to the side with door to the driveway.

Driveway & front garden



A good sized gravel driveway with parking for several cars, attractive shrub borders and side access to the garden.

Services & Service charge

Service charge: £35 pcm for Jefferson Close Mgt LTD

Water. Mains

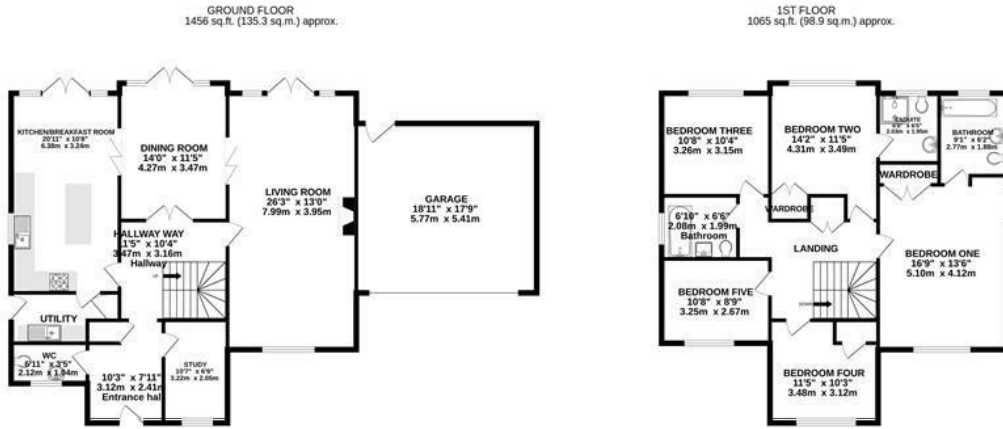
Drainage. Mains

Electricity. Mains

Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom



TOTAL FLOOR AREA : 2520 sq.ft. (234.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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