



**32 Derrick Close, Calcot, Reading, RG31 7AQ**  
**£325,000 Freehold**

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Residential Sales & Lettings

- No Onward Chain
- Quiet Cul De Sac Location In Beansheaf
- Spacious Living Room
- Gas Central Heating And UPVC Double Glazing
- Garage With Power And Roller Door

- Two Bedroom Semi Detached Bungalow
- Modern Fitted Kitchen
- Conservatory Overlooking Rear Garden
- Enclosed Rear Garden With Patio Area
- Ample Driveway Parking

Offered to the market with the added advantage of no onward chain, this well presented two bedroom semi detached bungalow is tucked away in a quiet cul de sac within the highly desirable Beansheaf area of Calcot. The property is ideally positioned for access to the A4 Bath Road, Junction 12 of the M4 and Reading town centre, which is approximately three miles away. The green open space of Linear Park is located just yards from the property at the foot of the cul de sac. Regular bus services, local shops and Calcot Retail Park, which includes a 24 hour gym, Sainsbury's and IKEA, are all within easy walking distance.

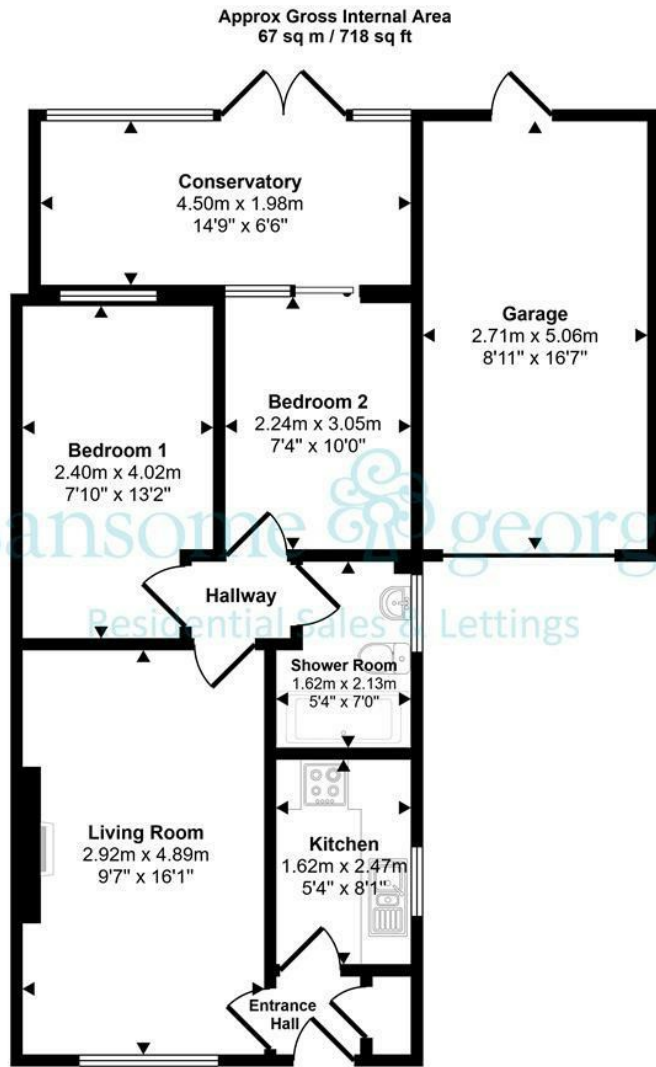
The accommodation comprises an entrance hallway, modern fitted kitchen with a range of eye level and base units and ample work surface space, a spacious living room, two well proportioned bedrooms and a conservatory overlooking the established and fully enclosed rear garden. Further benefits include gas radiator central heating and UPVC double glazing throughout.

Externally, the property benefits from mature front and rear gardens, both mainly laid to lawn with a variety of established plants and shrubs to the borders. The rear garden features a full width patio area, ideal for outdoor seating and entertaining, along with access to the garage via a UPVC door. The garage benefits from a roller door, power supply and there is ample driveway parking to the front.

To arrange a viewing or for further information, please contact Sansome & George Estate Agents at your earliest convenience.

West Berkshire Council - Band C





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	76
England & Wales		EU Directive 2002/91/EC	

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

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