

Bespoke

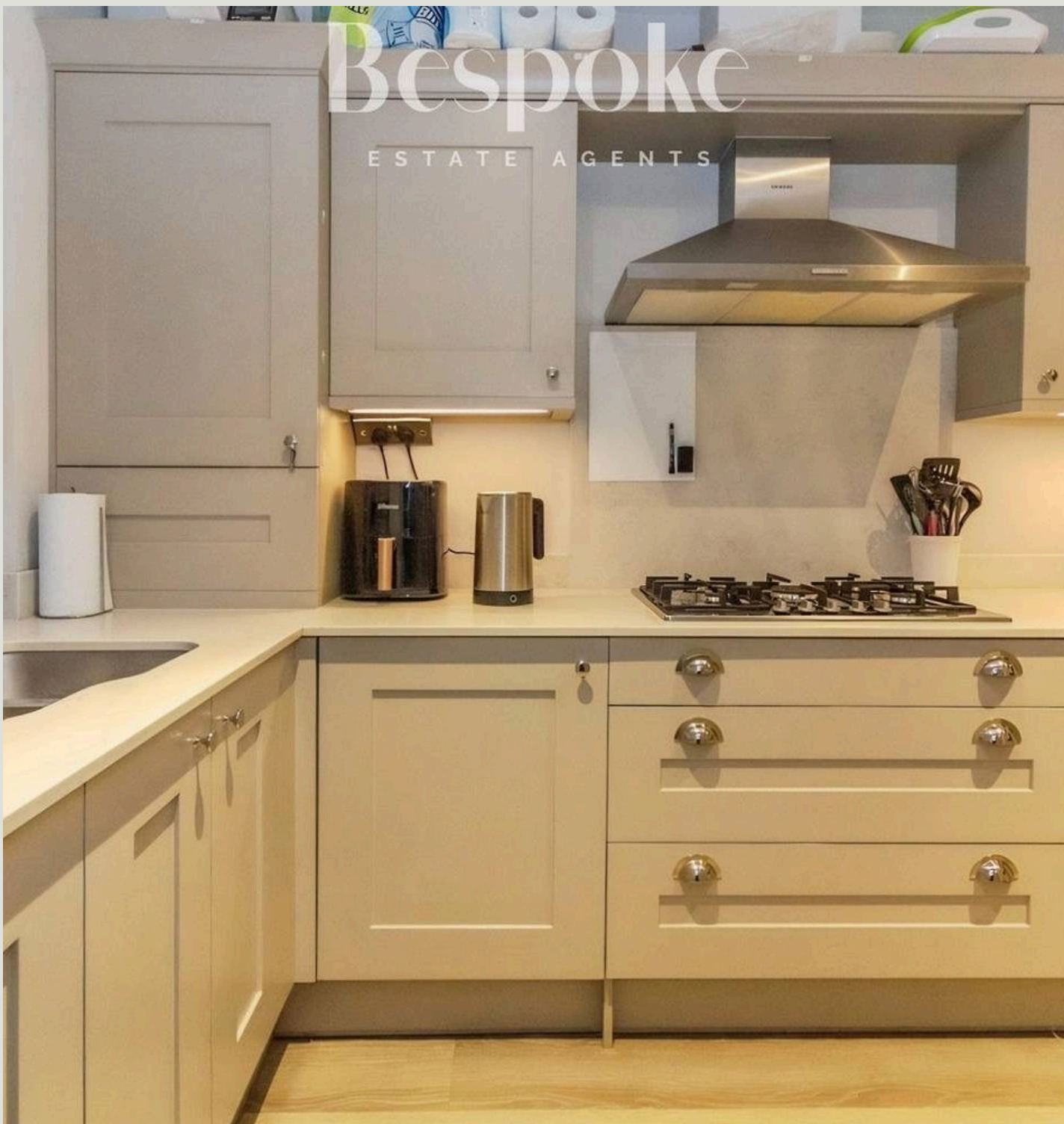
ESTATE AGENTS



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4 Lance Way, Arborfield Green
£575,000



4 Lance Way

Arborfield Green, Reading

Constructed by Millgate Homes and set within a sought-after position on the Arborfield Green development, this stylish three-bedroom detached home offers versatile accommodation arranged over three well-designed floors. Featuring underfloor heating to the ground floor, an open-plan living space flowing into a glazed conservatory, and a private top-floor principal suite, the property is further complemented by a driveway, garage, and excellent storage throughout.

Council Tax band: E Tenure: Freehold EPC Rating: B

- Stylish three-bedroom home arranged over three well-designed floors
- Well-balanced layout offering flexible living for modern lifestyles
- Principal bedroom suite occupying the entire second floor
- Box bay window to the principal bedroom creating a standout feature
- Open-plan living room flowing into a glazed conservatory
- Underfloor heating throughout the ground floor
- Modern fitted kitchen with integrated appliances
- Jack-and-Jill family bathroom serving the first floor
- Private driveway and attached garage with light and power
- Garage with boarded loft storage and pull-down ladder

Hallway

The entrance hall sets the tone immediately, offering a calm and welcoming first impression. Clean lines, neutral finishes and attractive flooring create a sense of quality and continuity, enhanced by underfloor heating across the ground floor, which adds both comfort and a refined finish. Doors lead neatly to the kitchen, living space and cloakroom, while the staircase rises naturally through the home.

Cloakroom

The ground floor cloakroom is discreetly located off the hall and finished in a contemporary style. Ideal for guests and day-to-day convenience, it adds an important layer of practicality to the ground floor.

Kitchen

6' 9" x 11' 8" (2.06m x 3.56m)

Positioned to the front of the property, the kitchen is both stylish and practical. Fitted with a comprehensive range of units and integrated appliances, it offers excellent storage and workspace while maintaining a timeless, understated look. The layout works well for everyday cooking while still feeling connected to the rest of the ground floor, making it a sociable and functional space. The underfloor heating, just adds that extra touch of home.

Living Room

14' 7" x 17' 2" (4.45m x 5.23m)

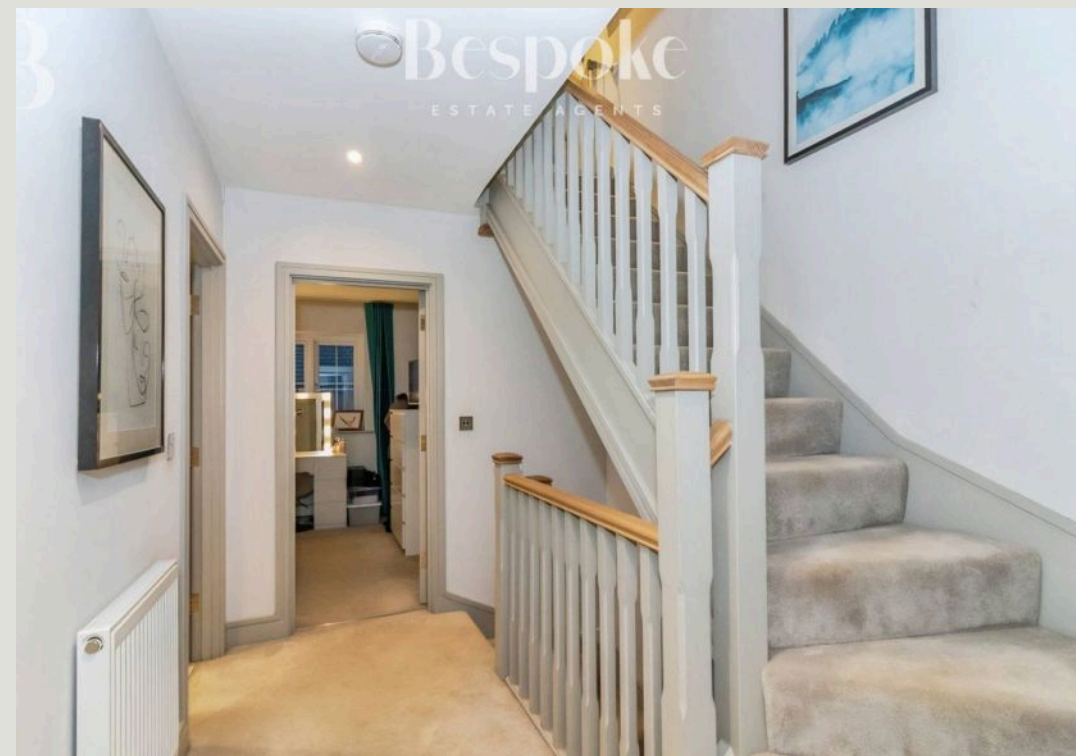
The main living room is a standout feature of the home, extending to over 17 feet in length and designed to comfortably accommodate both relaxation and entertaining. The proportions allow for generous seating without feeling crowded, while the open flow through to the conservatory enhances the sense of space and light, underfloor heating adds to the comfort. This is a room that feels equally suited to quiet evenings or hosting friends and family.

Conservatory

8' 5" x 9' 1" (2.57m x 2.77m)

The conservatory acts as a natural extension of the living space and is currently used as a dining area. Benefiting from ground floor underfloor heating, along with glazed walls and roof, it enjoys excellent natural light and provides a comfortable, usable space throughout the year.





Landing

The first floor landing is light and well arranged, providing access to two bedrooms and the family bathroom. The layout feels balanced and avoids wasted space, complemented by a large walk-in storage cupboard that adds valuable practicality to this level.

Bedroom 2

10' 0" x 12' 3" (3.05m x 3.73m)

Bedroom two is a well-proportioned double room positioned on the first floor, offering a calm and versatile space suited to a range of uses. There is ample room for a full-size bed alongside additional furniture, complemented by built-in wardrobes that provide excellent storage. The layout also allows space for a desk or dressing area if required, while natural light enhances the sense of openness. A direct Jack-and-Jill style connection to the family bathroom adds flexibility and convenience, making this room equally well suited as a guest bedroom, teenager's room, or an alternative principal bedroom

Bedroom 3

8' 0" x 14' 7" (2.44m x 4.45m)

Bedroom three is a bright and adaptable double bedroom located on the first floor, offering excellent flexibility for modern living. The space comfortably accommodates a double bed while still allowing room for additional furniture or a dedicated workspace, making it ideal as a child's bedroom, guest room or home office. The proportions are practical and well balanced, ensuring the room feels genuinely usable rather than secondary, while natural light creates a pleasant and inviting atmosphere.

Bathroom

6' 9" x 8' 0" (2.06m x 2.44m)

The family bathroom is well presented and finished in a contemporary style, featuring a modern white suite with bath and shower facilities, complemented by clean lines and neutral finishes. Thoughtfully laid out, the space works well for both day-to-day family use and guests, while its Jack-and-Jill connection to bedroom two adds a practical touch without compromising privacy or usability.



Landing

The second floor landing creates a clear sense of separation from the rest of the home, leading directly into the principal bedroom suite.

This level feels notably private, reinforcing the idea of the top floor as a dedicated retreat rather than simply another bedroom level.

Bedroom 1

10' 10" x 12' 7" (3.30m x 3.84m)

Occupying the entire second floor, the principal bedroom is a generous and well-balanced space that immediately feels calm and secluded. There is ample room for a full bedroom layout alongside additional furniture, complemented by a large built-in wardrobe that adds excellent practicality. The proportions allow the room to feel open without losing its sense of comfort, while a striking box bay window to the front provides a real feature and enhances both light and character. Positioned away from the main living areas, this bedroom offers a peaceful environment that works perfectly as a long-term main suite.

En-Suite

The en-suite shower room is finished in a contemporary style and complements the principal bedroom well. Fitted with modern sanitary ware and clean, neutral finishes, the space is enhanced by a Velux window that provides excellent natural light and ventilation. It offers a practical and stylish environment that completes the top floor and enhances the suite-like feel of this level.

Garage

The attached garage sits to the side of the property and is accessed by both an up-and-over door to front and personal door from the garden. It benefits from both light and power, making it a practical space for storage or everyday use, while a personal door provides direct access to the rear garden. A particularly useful feature is the boarded loft space above the garage, complete with a pull-down ladder, offering excellent additional storage that is both accessible and well thought out.





FRONT GARDEN

The front of the property is neatly arranged, with a smart and well-maintained approach that enhances the home's kerb appeal. A private driveway provides off-road parking and leads to the attached garage, while the surrounding frontage is attractively laid out, creating a welcoming first impression and a sense of space from the street.

REAR GARDEN

The rear garden enjoys a southerly aspect and a good degree of privacy, creating an attractive and usable outdoor space throughout the day. Thoughtfully arranged and easy to maintain, it provides a pleasant extension of the living accommodation and works equally well for relaxed everyday use or outdoor entertaining, with a natural connection to the conservatory and main living areas. Gate provides side pedestrian access.

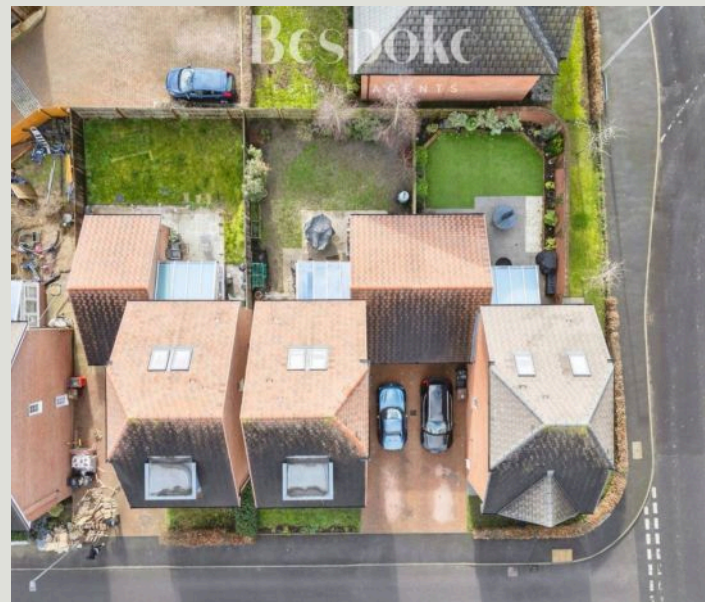
GARAGE

Single Garage

Driveway leading to garage providing off road parking for two cars, there is further dedicated visitors parking within the cul de sac.

DRIVEWAY

2 Parking Spaces





Total floor area: 126.4 sq.m. (1,361 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io