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3



C



## Description

Robert Luff & Co are pleased to present this substantial four bedroom detached family home located on the Yeoman Chase development in Goring. Accommodation upstairs comprises four double bedrooms (two with en-suites) and a family bathroom. Downstairs living includes a large lounge, kitchen / diner, utility room and W.C. The property also benefits off road parking for multiple cars, garage, low maintenance garden and is set on a quiet development with good access to local schools, shops and transport too.



## Key Features

- Detached House
- Two En-suites
- Utility Room
- Spacious Rooms
- Council Tax Band -
- Four Double Bedrooms
- Double Drive
- Well Presented
- Freehold
- EPC - C





**Entrance Hall**

**Lounge**  
3.46 x 4.51 (11'4" x 14'9")

**Kitchen / Diner**  
6.35 x 3.31 (20'9" x 10'10")

**Utility**  
1.88 x 1.79 (6'2" x 5'10")

**W.C**  
0.90 x 1.87 (2'11" x 6'1")

**First Floor Landing**

**Bedroom One**  
4.17 x 4.41 (13'8" x 14'5")

**En-suite**  
1.61 x 2.14 (5'3" x 7'0")

**Bedroom Two**  
3.73 x 3.82 (max) (12'2" x 12'6" (max) )

**En-Suite**  
2.11 x 1.51 (6'11" x 4'11")

**Bedroom Three**  
3.13 x 3.35 (10'3" x 10'11")

**Bedroom Four**  
2.57 x 2.85 (8'5" x 9'4" )

**Bathroom**  
2.57 x 2.16 (max) (8'5" x 7'1" (max) )

**Front Garden**  
Off road parking for two cars, side access to rear garden

**Rear Garden**  
Mainly laid to lawn, patio section, side access via gate, fenced surround

**Garage**  
4.89 x 2.66 (16'0" x 8'8" )

**Agents Note**  
Estate charge approx. £300 PA



