

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **BLACKWATER RISE, CALCOT READING, RG31 7BB Price Guide £450,000**

A modern three bedroom detached family home in a peaceful cul-de-sac, within 400 metres of the Sainsbury's shopping complex, conveniently positioned towards Junction 12 of the M4 motorway. Secluded west facing garden, garage and parking. No chain

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## **ENTRANCE**

uPVC front door to

## **ENTRANCE HALL**

With radiator



## **CLOAKROOM**

With W.C., wash hand basin, front aspect double glazed window



## **LIVING ROOM**

With front aspect double glazed window, radiator, central fireplace with hearth surround, mantle over and fitted electric fire, staircase to first floor and understair storage cupboard, two radiators



**DINING ROOM**

With rear aspect double glazed sliding patio doors to garden, radiator

The dining room can be accessed from both living room and kitchen

**KITCHEN**

Comprising single drainer stainless steel sink unit with mixer tap and cupboards under, further range of both floor standing and wall mounted eye level units with laminated work surfaces and tiled surrounds. Electric cooker point, plumbing for dishwasher. Rear aspect double glazed window and double glazed kitchen side door

**STAIRCASE FROM LIVING ROOM TO FIRST FLOOR LANDING**

With side aspect double glazed window, access to loft space above, built in airing cupboard

**BEDROOM ONE**

With front aspect double glazed window, radiator, built in wardrobe



**BEDROOM TWO**

With rear aspect double glazed window, radiator, built in double wardrobe

**BEDROOM THREE**

With front aspect double glazed window, radiator

**BATHROOM**

White suite comprising panelled bath, wash hand basin and W.C., matching tiled walls and rear aspect obscure double glazed window, heated towel rail

**REAR GARDEN**

To the rear of the property is a pleasant westerly facing garden, predominately laid to lawn with flower and shrub borders with maturing shrubs and trees together with timber fenced enclosures. Useful timber shed to the rear and large full width paved patio area adjacent to the property with outside water tap. Rear access to garage and side access front to rear via timber gate. The gardens extend approximately 40ft. and enjoy good year round seclusion



**OUTSIDE**

The front of the property is entered via driveway providing parking for two vehicles with open lawn garden area. The driveway leads to

**GARAGE**

With single up and over door, power and light with useful eaves storage space, meters and wall mounted gas boiler

**DIRECTIONS**

Leave Reading via Castle Hill and proceed along the A4 West for around three miles turning left into Dorking Way and left into Blackwater Rise

**TENURE**

Freehold

**SCHOOL CATCHMENT**

Calcot Primary School  
Theale Green School

**COUNCIL TAX**

Band D

**FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

**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/0737-8028-2200-0512-9202>

**FLOOR PLAN**

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

**Approximate Gross Internal Area 1127 sq ft - 105 sq m  
(Including Garage)**

Ground Floor Area 678 sq ft – 63 sq m

First Floor Area 449 sq ft – 42 sq m

