

DETACHED BUNGALOW



BYTHORN CLOSE
Reading, RG6 3BH

 **DAVID COSBY**
ESTATE AGENTS



Bythorn Close

Reading RG6 3BH

Total GIA Floor Area | Approx. 151 sqm (1625 sqft)

Features

- Detached three-bedroom bungalow
- Spacious central sitting/dining room and separate family room
- Accessible Granberg kitchen with adjustable units
- Principal bedroom with en-suite wet room
- Adapted for mobility use with widened doorways
- Attached single garage and generous off-road parking
- Low-maintenance enclosed rear garden
- Useful timber-framed utility outbuilding
- Scope for updating and personalisation
- Established Lower Earley cul-de-sac setting
- No onward chain

Description

This detached three-bedroom bungalow occupies an established cul-de-sac position in Lower Earley and provides approximately 150 sqm of generous and adaptable single-storey accommodation, including the attached garage. The property has been extended and adapted over time to accommodate mobility requirements.

At the centre of the home is a spacious sitting/dining room with sliding patio doors opening to the rear garden. The adjoining kitchen is fitted with an accessible Granberg system, while the vaulted extension provides a particularly generous and versatile family room / second reception, which could also serve as a games room, home office or occasional guest space. The three bedrooms include a principal bedroom with fitted storage and an adapted en-suite wet room.

Outside, the property has a hard-landscaped frontage providing generous off-road parking and access to the attached single garage. The enclosed rear garden is similarly low maintenance, with extensive paved areas, ramped access to the main living space and a useful timber-framed utility outbuilding.

The bungalow would now benefit from some updating, offering an opportunity to personalise the accommodation while retaining its generous proportions, flexible layout and established accessibility features.

A SPACIOUS AND ADAPTABLE THREE-BEDROOM
DETACHED BUNGALOW OFFERING APPROX. 150 SQM
OF SINGLE-STOREY ACCOMMODATION, GENEROUS
PARKING AND A LOW-MAINTENANCE REAR GARDEN,
OFFERED WITH NO ONWARD CHAIN



The Property

Entrance Hall

The main entrance hall is approached through a uPVC panel-effect entrance door with three-bar locking mechanism and decorative glazed vision panel. The hall is finished with cut-pile carpet and neutral décor. A louvred, double-swing timber door opens to the boiler cupboard, which also provides additional storage. White six-panel doors lead to the main bathroom, Bedroom 3 and the sitting/dining room.

Sitting / Dining Room

Centrally positioned, the sitting/dining room forms the principal living space and provides access to the entrance hall, kitchen, Bedroom 2/family games room and principal bedroom. The room is well proportioned, with cut-pile carpet, magnolia-painted walls, decorative perimeter coving and two ceiling roses. A traditionally styled fireplace incorporates an open-flame gas fire with marble hearth, although the fire is currently disconnected and not in use. Timber-framed double-glazed sliding patio doors open directly onto the rear garden, providing a good connection between the living accommodation and outside space.

Kitchen

Accessed directly from the sitting/dining room, the kitchen has a practical U-shaped arrangement and was refitted in 2016 with an accessible Granberg kitchen, designed to accommodate mobility requirements. The off-white wall and base cabinetry includes electrically operated height-adjustable units/work surfaces, providing improved accessibility, together with generous granite-effect roll-edged work surfaces. A stainless-steel sink and drainer is positioned beneath the front-facing casement window, while cooking facilities comprise a Schott Ceran induction hob with brushed-metal extractor hood and light above, a built-in Neff electric oven and matching Neff microwave. There is also provision for a slimline dishwasher and washing machine. Off-white bevelled metro-style tiling forms the splashbacks, with evenly spaced recessed ceiling lighting and an oak-effect laminate floor completing the room.

Bedroom 1

The principal bedroom is a well-proportioned double room with an extensive range of fitted storage, including wardrobes, cupboards and drawer units. The room is finished with cut-pile carpet and has a broad, shallow segmental bay with double-glazed casement windows overlooking the rear garden. A white six-panel door opens directly to the en-suite wet room.



The Property

En-Suite Wet Room

Designed for mobility use, the en-suite is arranged as a level-access wet room with sheet vinyl flooring incorporating covered upstands and welded joints. The walls are fully tiled in white, with contrasting feature banding, and a top-hung obscure-glazed window provides natural light. Fittings include a level-access shower with fold-down seat, wall-mounted shower and grab rails, together with a compact wall-mounted wash basin. The former WC connection has been capped to provide additional manoeuvring space, but could potentially be reinstated if required. A ladder-style heated towel rail and mechanical extract ventilation are also provided.

Family Room / Second Reception

Forming part of the vaulted extension, the family room is a particularly generous and versatile space which could serve as a second reception room, games room, home office or occasional guest accommodation. Three Velux rooflights provide good natural light to the vaulted ceiling, complemented by a rear-facing obscure-glazed casement window. The room is finished with exposed pine floorboards and neutral décor. The rear window overlooks a small triangular gravelled area, which has separate gated access from Rushey Road.

Bedroom 2

Bedroom 2 is finished with light timber-effect laminate flooring and neutral décor, with ovolo coving to the ceiling. The room benefits from good natural light from two separate windows, including a box-bay window, both incorporating top-hung opening casements.

Bedroom 3

Bedroom 3 is a well-proportioned room with neutral décor and cut-pile carpet. A broad double-glazed window with top-hung opening casements provides good natural light, while an extensive range of fitted wardrobes extends across one wall, providing useful built-in storage.

Bathroom

Located to the front of the property, the bathroom is fitted with a four-piece white suite comprising a panelled bath with pillar taps, close-coupled WC, pedestal wash basin and separate shower enclosure with wall-mounted shower. The walls are fully tiled, while the floor is finished with cut-pile carpet. A vertical ladder-style heated towel rail and mechanical extract ventilation are provided, together with an obscure-glazed, top-hung casement window to the front aspect.





Grounds

Front Aspect

The property occupies a cul-de-sac position with a deep, predominantly hard-landscaped frontage, providing generous off-road parking. A tamped concrete driveway leads to the attached single garage. A gently inclined access ramp with tubular steel handrails leads to the main entrance, while a slatted timber gate to the right-hand side provides pedestrian access to the rear garden.

Garage

The attached single garage is of matching red-brick construction beneath a pitched tiled roof and provides useful vehicular and storage space. Internally, there is a tamped concrete floor, strip lighting and power points, while the exposed timber roof structure provides useful high-level light storage. Vehicular access is via an aluminium up-and-over door.

Rear Garden

The rear garden is designed for ease of maintenance, being laid predominantly with large-format riven paving and enclosed principally by red-brick boundary walls. Gravelled perimeter beds provide some definition around the boundaries while retaining the garden's low-maintenance character. The generous paved area provides ample space for outdoor seating, container planting and garden furniture. A timber ramp with galvanised steel handrail leads to the sliding patio doors of the sitting/dining room, providing convenient access between the house and garden.

Outbuilding / Utility

Within the rear garden is a useful timber-framed lean-to structure providing ancillary utility space. Internally, it is fitted with plumbing and drainage for a washing machine, together with a stainless-steel sink and drainer. The timber-framed walls are lined internally with plasterboard, and the space is provided with strip lighting and a double power socket.



Location

Bythorn Close is a residential cul-de-sac within the established Lower Earley area, to the south-east of Reading. The property is conveniently placed for the area's day-to-day amenities, with local shopping and services available at Maiden Place and the wider Lower Earley district centre. Sainsbury's Local is situated at Maiden Place, while the district centre includes Asda Lower Earley Supercentre together with a range of associated facilities. The area is well provided for in terms of schools. Nearby primary options include Hawkedon Primary School on Hawkedon Way, with a wider selection of primary and secondary schools throughout Earley and Lower Earley, including Maiden Erlegh School.

Reading itself provides a comprehensive range of shopping, leisure and cultural facilities. The University of Reading's Whiteknights campus is also situated in the wider Earley area, making Lower Earley well placed for access to both the university and central Reading. For recreation, the surrounding area includes established parks, open spaces and local nature areas, including Maiden Erlegh Lake and Nature Reserve.

Property Information

Local Authority: Wokingham Borough Council **Tenure:** Freehold

Services: Water, Gas, Electricity, Drainage **Heating:** Gas Central Heating

Hot Water: Gas-fired Central Heating **EPC Rating:** Rating D

Council Tax Band: Band E **Broadband:** Ultrafast available 5500Mbps Download

Agents Note:

The property is being sold on behalf of the RAF Benevolent Fund as a charitable disposal. The property is sold as seen. Any offer is made on the basis that the purchaser has inspected the property, undertaken such surveys, searches and enquiries as they consider necessary, and is satisfied with its condition and contents. The vendor will not undertake any clearance, repair or improvement works prior to completion.

Important Notice

*Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale. Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon. This property is a charitable disposal and is sold as seen; a full survey is strongly recommended prior to submitting an offer. Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is **£25 per person**.*



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Approximate GIA (Gross External Area) Inc. Garage = 151sqm (1625 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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