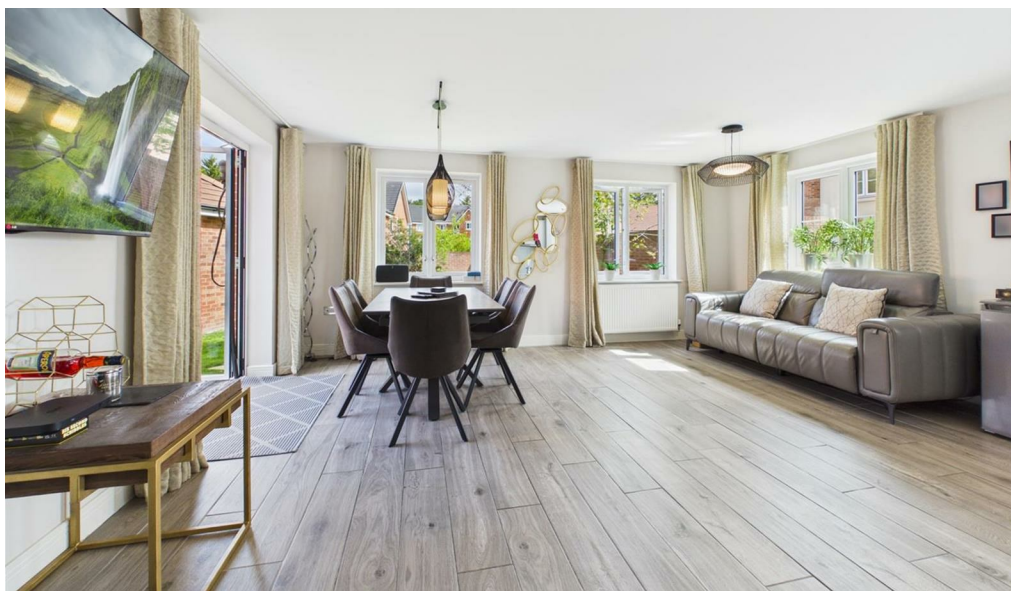
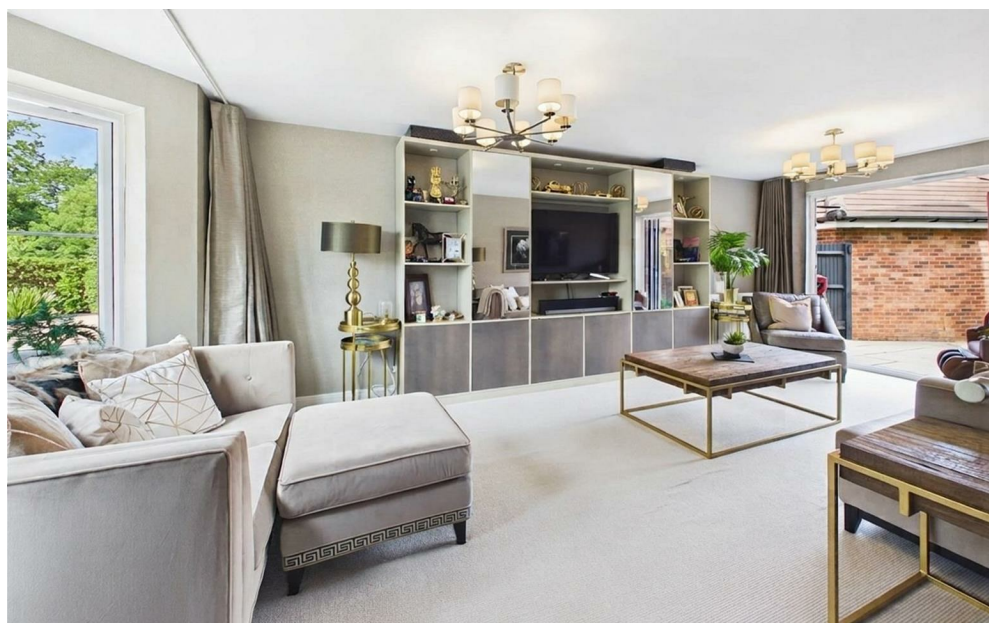




2 Red Kite Close Calcot, RG31 7BT

Guide price £700,000 Freehold



VP - Presented to the market is this four bedroom detached home. The accommodation comprises a welcoming entrance hall which leads to a dual aspect living room which benefits from a bay window and enjoys garden access and views. It also provides access to the front aspect study, which benefits from a dual aspect, and the kitchen / dining / living area.

The kitchen / dining / living area is light and airy thanks to its tri aspect nature and feels like the heart of this family home. The room comfortably accommodates a dining table, sofa and the kitchen is well equipped with integrated appliances and good cupboard storage, it is completed by box shutters and garden views and access. There is also a downstairs w/c.

On the first floor there are four generous bedrooms, the master bedroom benefits from en-suite facilities and a dressing area, bedroom two also benefits from En-suite facilities, there is also a good sized family bathroom. External and some internal doors have been replaced with the highest quality replacement glass.

Outside and to the rear there is an enclosed, private, South West facing garden which is laid to lawn, patio and herbaceous borders. The property benefits further from having its own garage, complete with power and light, and there is off road parking for two cars.

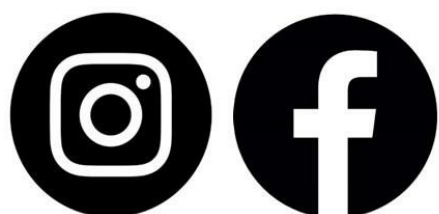
This property represents a fantastic opportunity to acquire a substantial family home that is finished to the highest of standards.

Located close to junction 12 of the M4 motorway, within the Little Heath secondary school and Kennet Valley & St Pauls junior school catchments. Linear Park is on your doorstep offering lots of recreational space, ideal for walking or children play parks. Reading town centre and train station are both within 3.5 miles and a 10 minute drive.

Council tax band - F

- FOUR BEDROOMS
- DETACHED HOUSE
- AMPLE OFF ROAD PARKING
- GARAGE
- SIDE ACCESS TO GARDEN
- THREE BATHROOMS & WC
- KITCHEN/LIVING/DINING ROOM
- STUDY
- CUL DE SAC LOCATION
- IMMACULATE CONDITION

Get Social



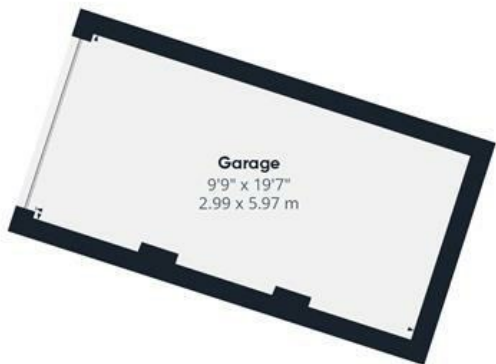
VillageProperties.co.uk



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area^m
1766 ft²
164 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360