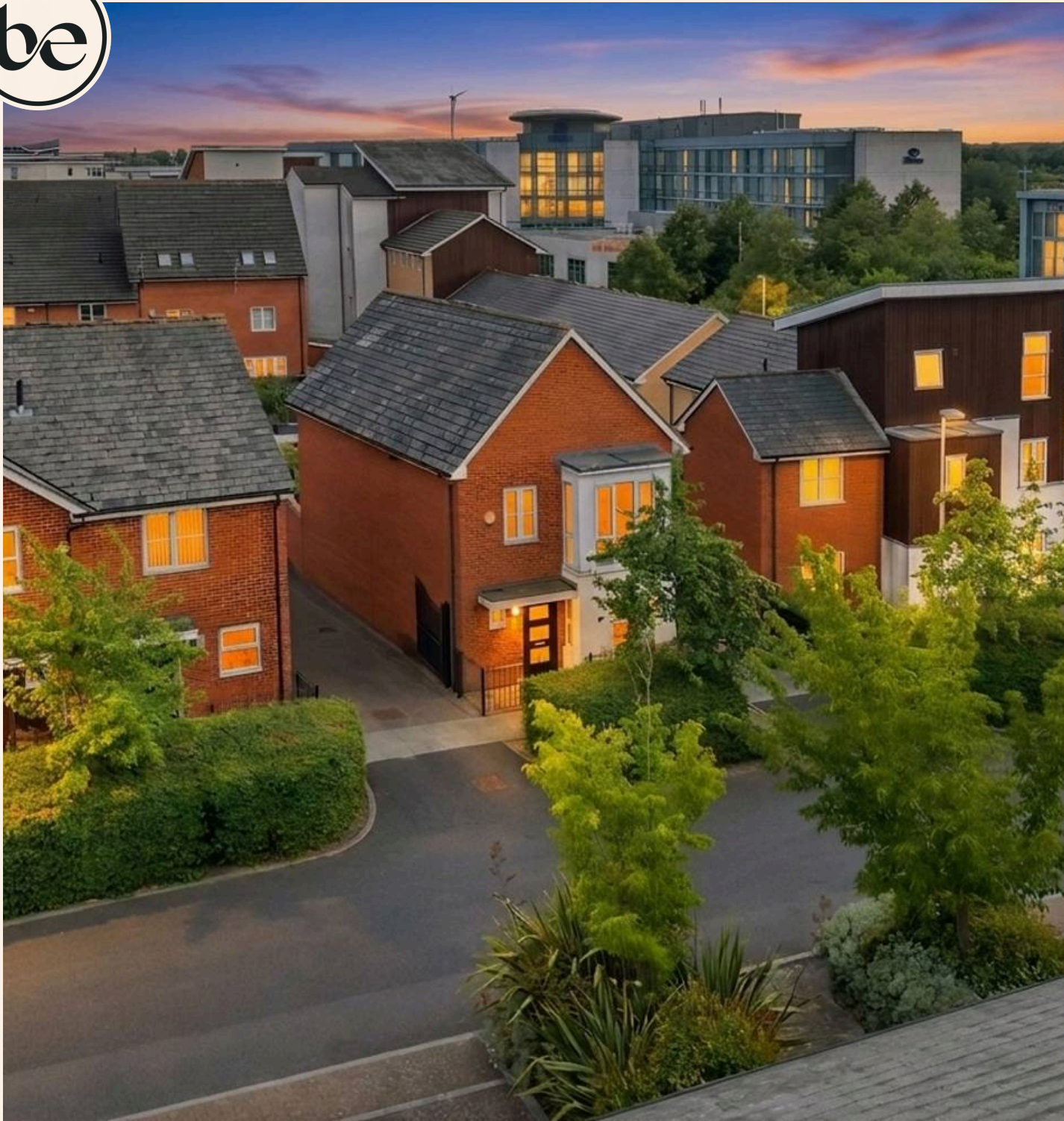




bespoke | Estate
Agents

4 Puffin Way, Reading
£550,000



4 Puffin Way

Reading

Rare detached four-bedroom home in Kennet Island, (not a townhouse). 1,181 sq.ft. of stylish accommodation with dual-aspect living room, en-suite, private garden, two parking spaces and no onward chain.

Council Tax band: F Tenure: Freehold EPC: C

- Rare four-bedroom detached home on the sought-after Kennet Island development, one of very few detached homes that isn't a townhouse.
- No onward chain, making it an ideal purchase for buyers looking for a straightforward move.
- Spacious 1,181 sq.ft. of well-planned accommodation, perfect for modern family living.
- Impressive 20ft dual aspect living room with French doors opening directly onto the rear garden.
- Contemporary kitchen/breakfast room with integrated appliances and a striking floor-to-ceiling box bay window.
- Four well-proportioned bedrooms, including a principal bedroom with en-suite shower room.
- Floor-to-ceiling box bay windows to both the kitchen and second bedroom, creating bright, characterful spaces.
- Private rear garden with gated access leading directly to two allocated parking spaces.
- Excellent location within walking distance of Green Park, local amenities, cafés and beautiful lakeside walks.
- Superb transport links with easy access to Reading town centre, Green Park Station, the M4 and Crossrail services from Reading.

Hall

A welcoming entrance hall provides access to all ground floor accommodation, with stairs rising to the first floor and useful understairs storage cupboard. A cloakroom completes the ground floor.

Cloakroom

Fitted with a low level WC and wash hand basin. Window to front

Living Room

20' 0" x 17' 1" (6.10m x 5.20m)

A superb principal reception room extending the full width of the property, creating an excellent space for both everyday family life and entertaining. The generous proportions allow for separate seating and dining areas if desired, whilst French doors open directly onto the rear garden, flooding the room with natural light and providing an attractive connection to the outside. Large built in storage cupboard.

Kitchen/Breakfast Room

15' 5" x 9' 2" (4.70m x 2.80m)

A bright and contemporary kitchen fitted with a comprehensive range of eye and base level units with complementary work surfaces over and an inset sink unit. Integrated appliances include an oven, gas hob with extractor hood above, dishwasher, washing machine and fridge/freezer. There is ample space for a breakfast table, whilst the impressive floor to ceiling box bay window creates a wonderful feature, filling the room with natural light and offering an ideal spot for informal dining.

Landing

A spacious landing providing access to all four bedrooms, family bathroom and airing cupboard.



Main Bedroom

11' 6" x 9' 6" (3.50m x 2.90m)

A well proportioned principal bedroom overlooking the rear of the property, benefiting from a built-in wardrobe and a modern en-suite shower room.

En-suite

Comprising an enclosed shower cubicle, low level WC and wash hand basin.

Bedroom 2

13' 9" x 9' 6" (4.20m x 2.90m)

A generous double bedroom enjoying the attractive floor to ceiling box bay window, mirroring the design feature found in the kitchen below. This creates a bright and airy room with an excellent sense of space.

Bedroom 3

8' 10" x 7' 3" (2.70m x 2.20m)

A comfortable bedroom overlooking the rear aspect, ideal as a child's bedroom, nursery or home office.

Bedroom 4

8' 6" x 7' 3" (2.60m x 2.20m)

A versatile fourth bedroom enjoying a front aspect, equally suited as a guest room, study or nursery.

Bathroom

5' 11" x 5' 7" (1.80m x 1.70m)

Fitted with a modern white suite comprising a panel enclosed bath with shower over, wash hand basin and low level WC, complemented by contemporary tiling.





FRONT GARDEN

To the front, the property is approached via attractive wrought iron gates with a paved pathway leading to the front door, complemented by well-stocked shrub borders that create an attractive first impression.

REAR GARDEN

The rear garden has been designed with ease of maintenance in mind, featuring an artificial lawn and a paved patio providing the perfect space for outdoor dining and entertaining. A gated rear access leads directly to the two allocated parking spaces, offering both convenience and security.

SECURE GATED

2 Parking Spaces

The property benefits from two allocated parking spaces, securely positioned to the rear of the property within a gated residents' parking area. Accessed directly from the garden via a private gated entrance, this arrangement provides both convenience and added security, making everyday parking effortless.

