

bespoke Estate Agents

55 Phillips Drive, Shinfield

£425,000



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Shinfield, Reading

A beautifully presented Bloor home in Shinfield Gardens with two double bedrooms, an en suite and a side driveway for two cars. French doors open from the kitchen/diner onto a generous patio and landscaped garden, with a separate utility room and downstairs WC.

Council Tax band: D Tenure: Freehold EPC: B

- Two double bedroom semi-detached home, built by Bloor Homes in 2022 to the Dekker design
- Landscaped rear garden with a generous paved patio, lawn, planted borders and a second seating area
- Kitchen/dining room with French doors opening directly onto the patio
- Fitted kitchen with integrated fridge, freezer and dishwasher, plus a gas hob and electric oven
- Separate utility room and downstairs cloakroom
- Front-facing living room with a shuttered window and useful under-stairs storage
- Principal double bedroom overlooking the garden, with an en suite shower room
- Full-width second double bedroom with two shuttered windows, built-in storage and a desk recess
- Separate family bathroom with a bath and a frosted side window
- Side driveway with off-road parking for two cars

Hallway
The front door opens into an entrance hall with stairs to the first floor and a door through to the living room.

Living room
13' 8" x 12' 2" (4.17m x 3.71m)
A comfortable front-facing reception room with a shuttered window and space for a corner sofa. A cupboard beneath the stairs provides useful storage, and a door leads through to the kitchen/dining room.

Kitchen / diner
12' 2" x 10' 0" (3.71m x 3.05m)
The kitchen/dining room sits across the rear of the house, with French doors opening straight onto the paved patio. Fitted wall and base units run around two sides, with a tiled splashback and under-cabinet lighting. The kitchen has an integrated fridge, freezer and dishwasher, along with a gas hob, electric oven and extractor hood. There is room for a dining table or a freestanding island, as shown in the photographs.

Utility Room
4' 7" x 3' 6" (1.40m x 1.07m)
A separate utility room off the kitchen provides additional worktop space and keeps laundry out of the main kitchen. A door leads through to the cloakroom. Wall mounted gas boiler for central heating, and space & plumbing for washing machine.

Cloakroom
3' 6" x 3' 6" (1.07m x 1.07m)
Fitted with a WC and wash hand basin, with decorative wall panelling.

Landing
The first-floor landing has a storage cupboard and gives access to both bedrooms and the family bathroom. Access to loft and built in storage cupboard.





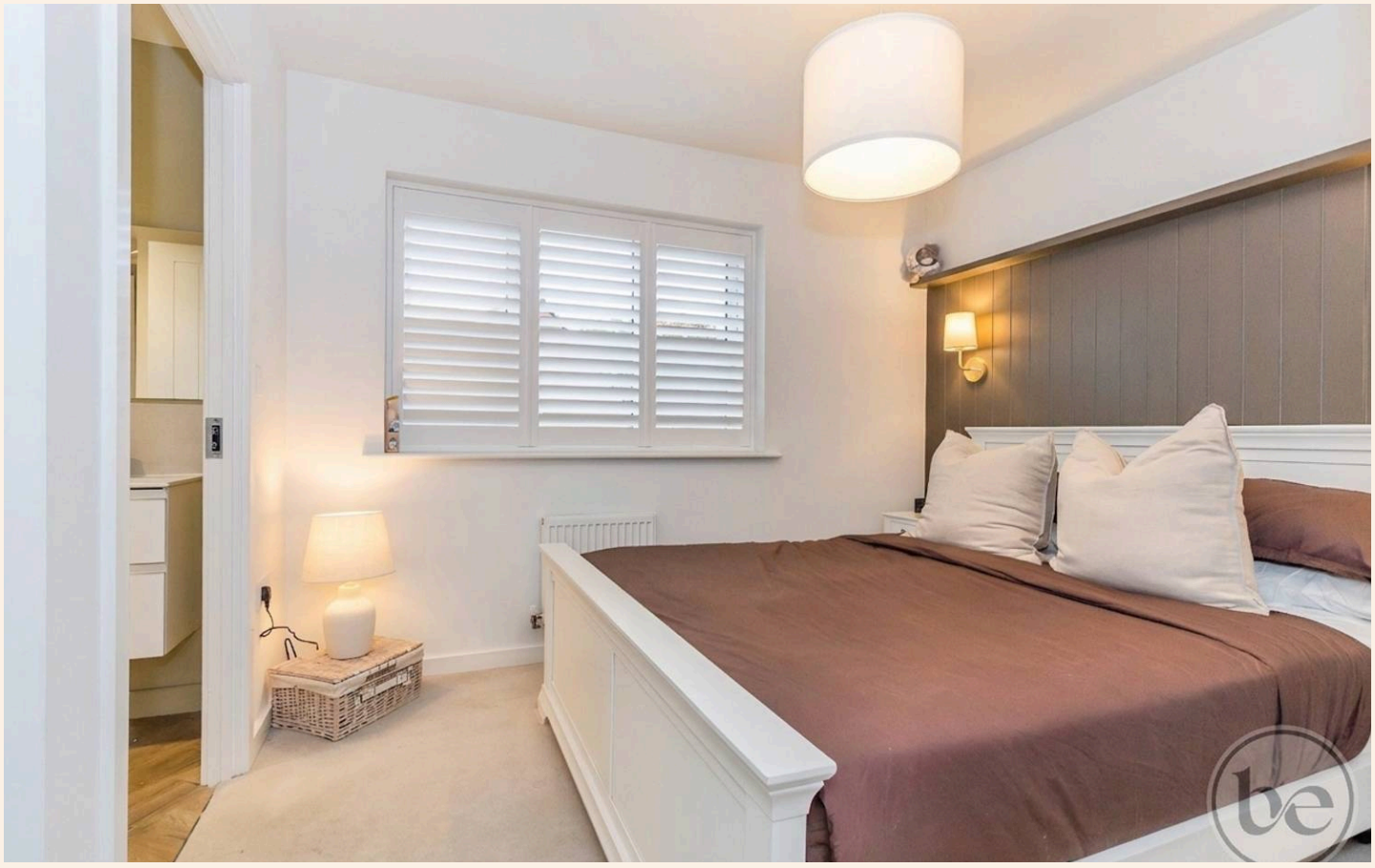


Bedroom 1
13' 0" x 9' 4" (3.96m x 2.84m)
A rear-facing double bedroom overlooking the garden, with a shuttered window and a panelled feature wall with bedside lighting. A door leads directly into the en suite shower room.

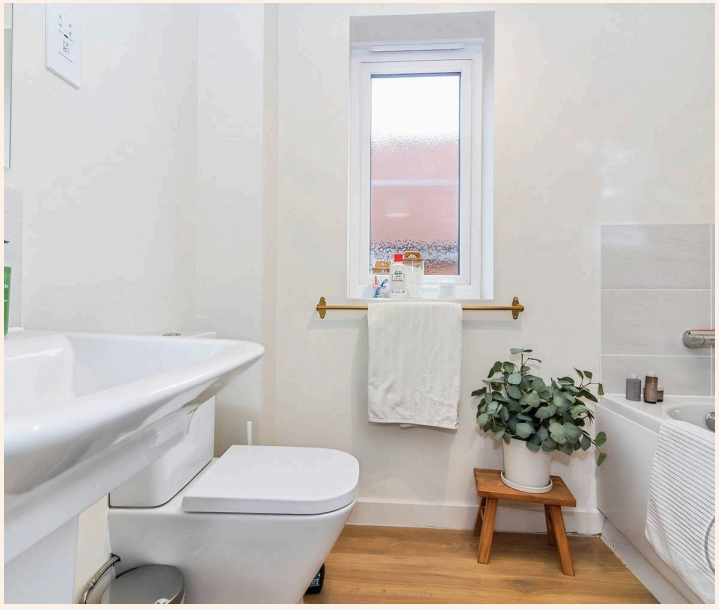
En-suite
8' 7" x 4' 0" (2.62m x 1.23m)
Fitted with a separate shower enclosure, a WC and a vanity basin with drawer storage beneath. Window to rear for natural light and ventilation.

Bedroom 2
15' 7" x 10' 4" (4.75m x 3.15m)
The larger of the two double bedrooms spans the front of the house, with two shuttered windows and a built-in storage cupboard. It's currently used as a dressing room and home office, with a desk tucked into the recess. We've seen this room divided into a double bedroom and a separate study in other homes of the same design, giving buyers the option to explore a similar layout here.

Bathroom
6' 4" x 6' 3" (1.93m x 1.91m)
Fitted with a panelled bath with a handheld shower attachment, a wash hand basin and a WC. A frosted side window brings in natural light.













Rear Garden

French doors from the kitchen/dining room open onto a generous paved patio with room for a dining table and outdoor sofas. Beyond the patio, the lawn is framed by planted borders, with a second seating area further down the garden. The garden is enclosed by timber fencing and has a shed for storage, with a side gate providing direct access to the driveway.

Front Garden

A paved path leads to the covered front entrance, with low shrubs and planted borders adding greenery along the front of the house. The driveway sits alongside the property.

Driveway

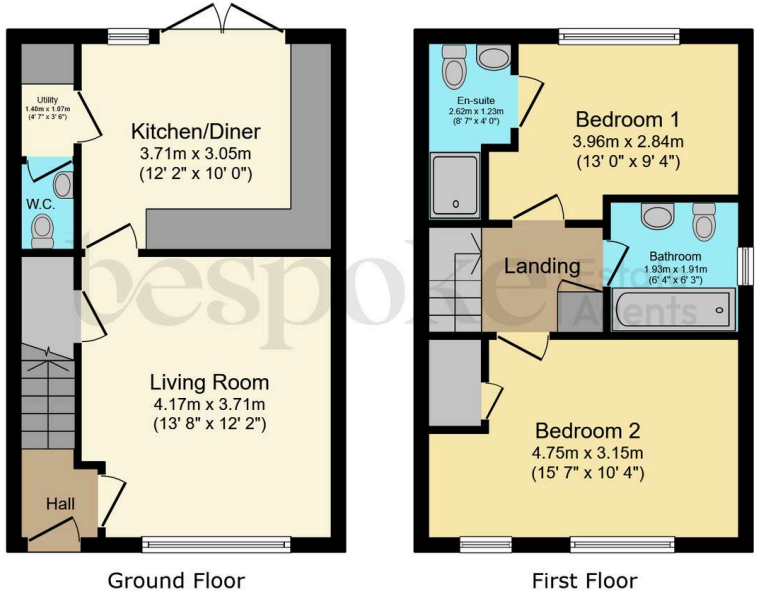
2 Parking Spaces

The driveway runs alongside the house and provides off-road parking for two cars. A side gate leads directly from the driveway into the rear garden. There are additional parking bays for visitors within Phillips Drive.









Total floor area: 67.2 sq.m. (724 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io