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93 Garrett Drive, Shinfield
In Excess of £475,000



93 Garrett Drive

Shinfield, Reading

A beautifully presented four-bedroom home offering stylish and versatile accommodation across three floors. Highlights include a sociable kitchen and dining room, full-width living room opening onto a landscaped garden, private top-floor principal suite suite and a covered outdoor entertaining area. Two side-by-side parking spaces complete this appealing home, positioned close to open countryside with convenient access to Reading, Green Park and the M4.

Council Tax band: E Tenure: Freehold

- Stylish four-bedroom townhouse offering approximately 1,117 sq ft of thoughtfully arranged accommodation across three floors.
- Set towards the end of Garrett Drive, where the development gives way to open countryside and quieter surroundings.
- Full-width living room with glazed doors opening directly onto the garden.
- Contemporary kitchen and dining room with generous storage and plenty of space for everyday meals and entertaining.
- Impressive top-floor principal bedroom with its own en-suite, creating a private retreat away from the remaining bedrooms.
- Three further bedrooms provide excellent flexibility for children, guests, home working or hobbies.
- Family bathroom, principal en-suite and a convenient ground-floor cloakroom make the layout ideal for busy households.
- Landscaped south west facing rear garden with a covered patio and pergola, creating a sheltered outdoor entertaining area.
- Two side-by-side parking spaces immediately outside, plus additional visitor parking within the development.
- Well positioned for easy access to Reading, Green Park and the M4, combining countryside proximity with excellent connectivity.



Bedroom 1

12' 10" x 7' 3" (3.92m x 2.22m)

The entire second floor is devoted to an impressive principal bedroom suite, creating a genuine sense of privacy away from the rest of the house. Measuring approximately 16 ft 9 in by 12 ft 10 in at its widest points, the room has space for a substantial bed, wardrobes and a dressing or working area. Windows to both the front and rear introduce plenty of natural light, while the generous proportions give the room a calm, retreat-like feel.

En-suite

8' 2" x 5' 8" (2.48m x 1.72m)

The principal bedroom is complemented by its own en-suite shower room, comprising a shower enclosure, wash basin and WC. Velux window to rear allowing natural light and ventilation.

Garden

The south-west-facing landscaped rear garden has been thoughtfully arranged as an inviting extension of the living space. A covered patio and pergola immediately behind the house create a sheltered outdoor room, with comfortable seating and space for relaxed meals, evening drinks and entertaining. Established climbing plants and mature greenery give this area an intimate, secluded atmosphere. Beyond it, the low-maintenance artificial lawn provides a welcome sense of openness, with further planting and trees adding colour, character and privacy. Designed to be enjoyed rather than worked on, the garden is equally suited to quiet afternoons in the sunshine or gathering with friends on a summer evening. A side gate provides useful independent access.

Driveway

2 Parking Spaces

Two allocated parking spaces are positioned side by side immediately in front of the house, providing convenient off-road parking without the morning ritual of juggling cars. There is also ample visitor parking within the immediate area, meaning the arrival of friends and family need not become a logistical headache.



Hallway

The front door opens into a welcoming hallway, providing a practical introduction to the home with access to the living room, kitchen, cloakroom and staircase rising through the property.

Cloakroom

A useful ground-floor cloakroom is finished with softly toned tiles and includes a wash basin and WC, conveniently positioned off the entrance hall.

Living Room

16' 6" x 10' 2" (5.04m x 3.11m)

Spanning the full width of the rear of the house, the living room is a particularly inviting space in which to relax and entertain. Its generous proportions comfortably accommodate two seating areas, while a slatted accent wall provide an attractive focal point. Glazed double doors, accompanied by full-height windows, draw in plenty of natural light and create a lovely connection with the garden. During the warmer months, the doors can be opened to allow the room and covered patio to work together as one sociable indoor-outdoor space.

Kitchen Dining Room

15' 4" x 9' 9" (4.68m x 2.97m)

Positioned at the front of the house, the kitchen and dining room has been designed as a bright, sociable space for everyday family life. Sleek white cabinetry is paired with marble-effect work surfaces, integrated cooking appliances, further integrated fridge and freezer, full size dishwasher, washing machine and plentiful preparation and storage space. There is ample room for a full-size dining table, creating a natural place for everything from breakfast before school to relaxed dinners with friends. A contemporary feature wall, carefully arranged and pendant lighting bring warmth and personality to the room.

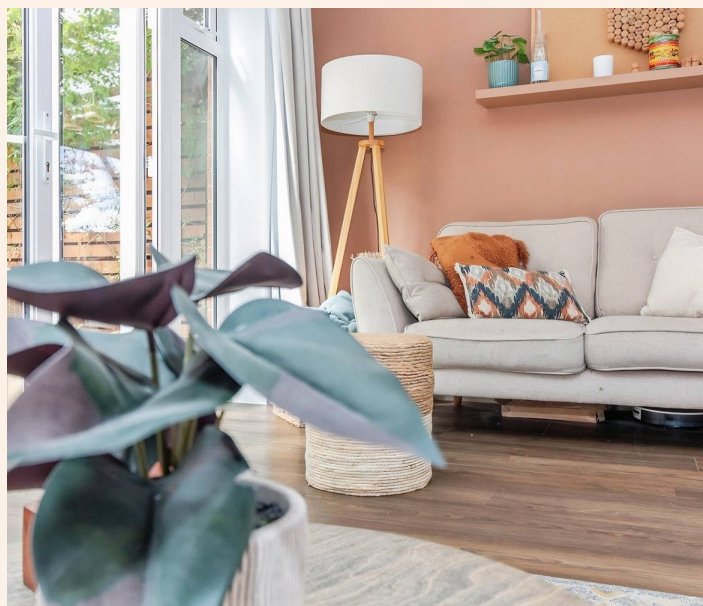
Landing

The first-floor landing provides access to three bedrooms, the family bathroom and the staircase continuing to the principal bedroom suite.

Bedroom 2

13' 6" x 9' 6" (4.12m x 2.90m)

A generous double bedroom overlooking the rear garden





Landing

The first-floor landing provides access to three bedrooms, the family bathroom and the staircase continuing to the principal bedroom suite.

Bedroom 2

13' 6" x 9' 6" (4.12m x 2.90m)

A generous double bedroom overlooking the rear garden, offering ample space for a large bed and additional bedroom furniture. Its proportions make it equally well suited to older children, guests or anyone wanting a substantial room away from the principal suite.

Bedroom 3

12' 1" x 9' 8" (3.68m x 2.95m)

Another comfortable double bedroom, positioned at the front of the house and offering the flexibility required for family life. There is room for bedroom storage and a working or dressing area if desired.

Bedroom 4

10' 3" x 6' 9" (3.12m x 2.06m)

The fourth bedroom is ideal as a child's room, nursery or dedicated home office. Its position on the first floor also makes it a practical guest bedroom without encroaching on the principal suite above.

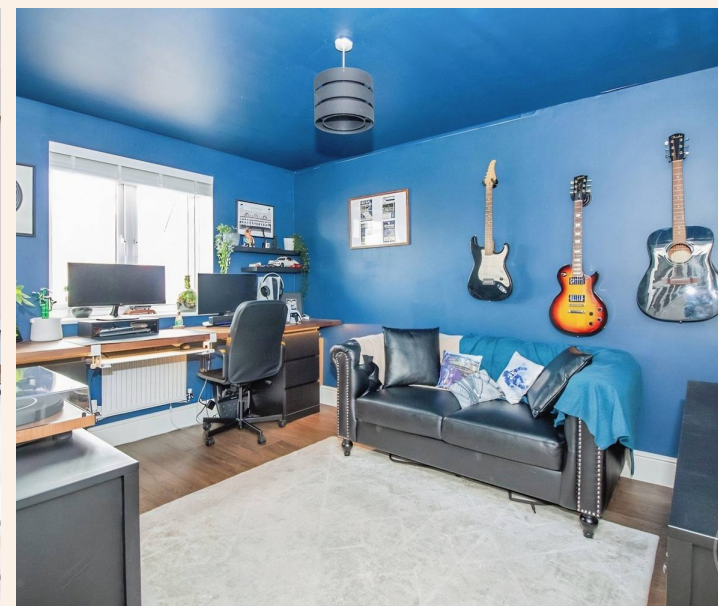
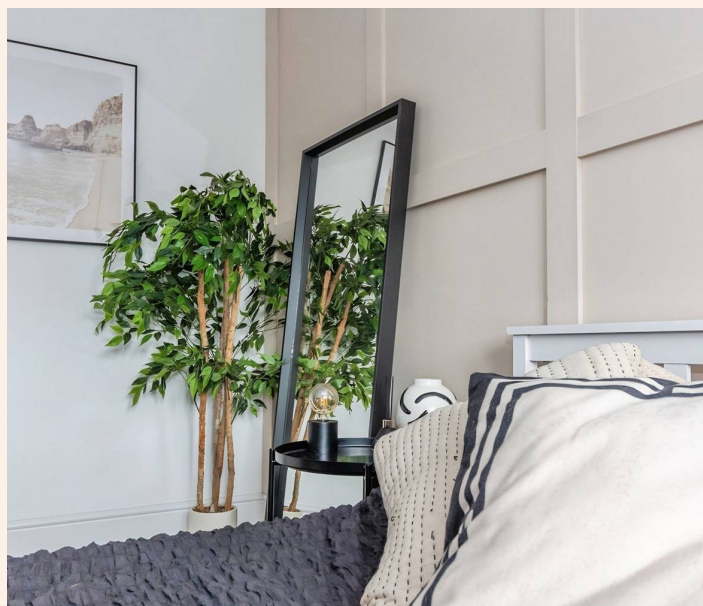
Bathroom

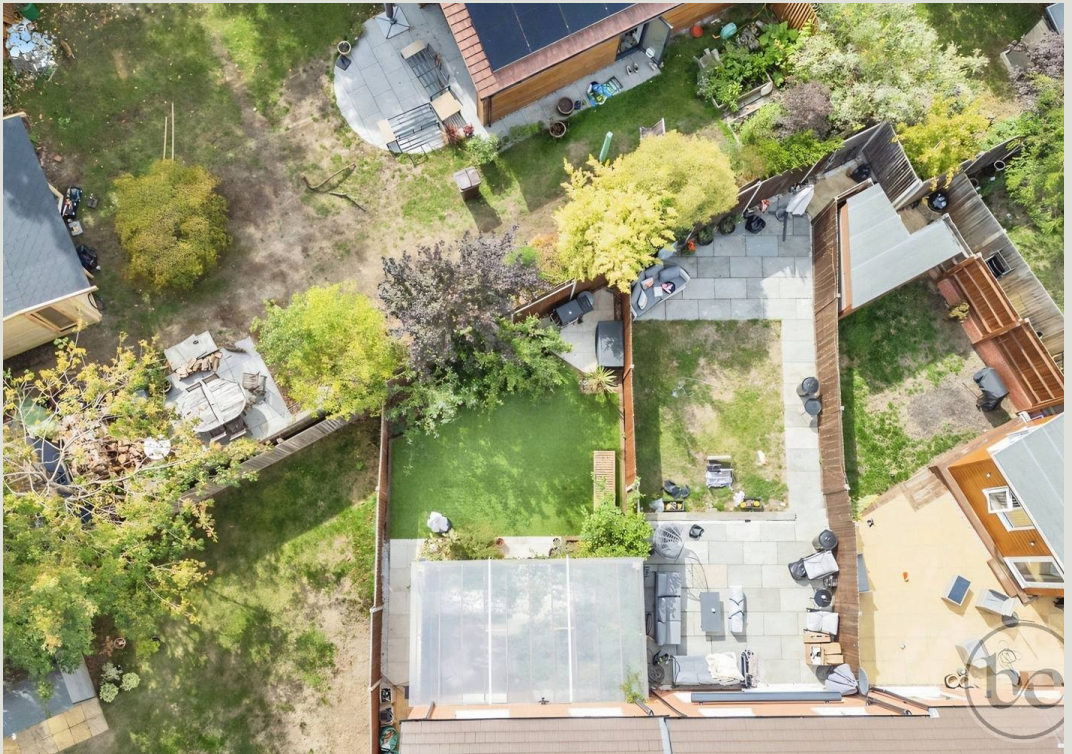
6' 8" x 5' 7" (2.04m x 1.70m)

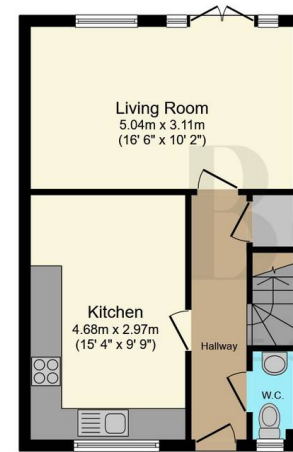
Serving the first-floor bedrooms, the family bathroom includes a bath with tiled surrounds, a wash basin and WC. A window to the front allows natural light and ventilation.

Second floor landing

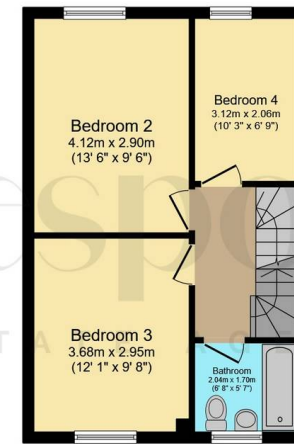
Access to the principle suite which occupies the entire second floor.



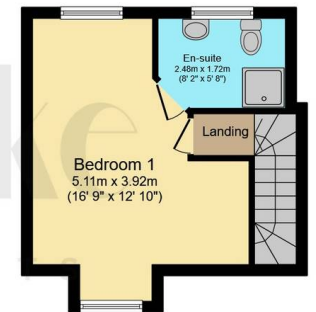




Ground Floor
Floor area 39.8 sq.m. (428 sq.ft.)



First Floor
Floor area 39.8 sq.m. (428 sq.ft.)



Second Floor
Floor area 24.3 sq.m. (261 sq.ft.)

Total floor area: 103.8 sq.m. (1,117 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