

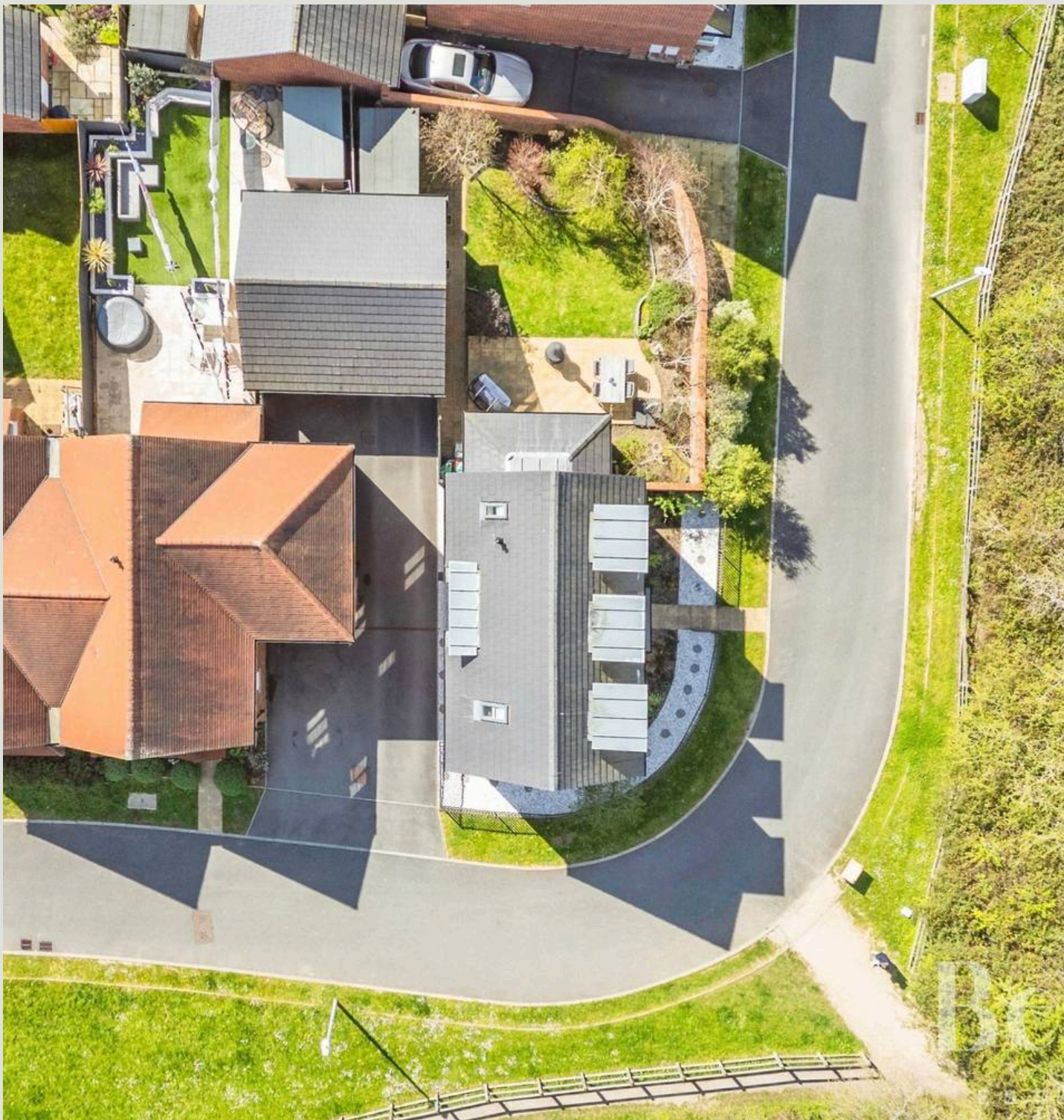


Bespoke

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ESTATE AGENTS

10 Wilder Crescent,  
£675,000



## 10 Wilder Crescent

Spencers Wood, Reading

Modern four-bedroom detached home on a corner plot adjacent to open green space, with open-plan kitchen, two en-suites, landscaped garden, garage and driveway, set on the sought-after Brambles development.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Located on the sought-after Brambles development in Spencers Wood
- Four-bedroom detached home arranged over three well-planned floors
- Spacious open-plan kitchen and dining area ideal for modern living
- Separate living room with excellent natural light and proportions
- Versatile additional reception room with direct garden access
- Principal bedroom suite with dressing room and en-suite shower room
- Second bedroom also benefiting from its own en-suite shower room
- Well-maintained rear garden with patio area and space for entertaining
- Garage and driveway parking with easy access and practical layout
- Conveniently positioned on the edge of the development, great for local amenities, schools and transport links

### Porch

A covered entrance porch providing shelter from the elements and leading to the front door.

### Hall

A welcoming entrance hall with a clean, neutral finish, providing access to the principal rooms. The layout immediately feels practical and well thought through, with stairs rising to the upper floors and a useful cloakroom positioned off the hall.

### Living Room

17' 4" x 12' 6" (5.29m x 3.81m)

A well-proportioned main reception room, filled with natural light from dual aspects. Generous in size, this is a comfortable space for both everyday living and entertaining, with ample room for multiple seating arrangements.

### Kitchen Breakfast room

17' 4" x 5' 9" (5.29m x 1.76m)

The heart of the home, this open-plan kitchen and dining space has been designed with both functionality and social living in mind. A range of fitted units and integrated appliances are complemented by generous worktop space, while the dining area sits naturally within the room, creating a space that works equally well for family meals or hosting.

### Family Room

12' 2" x 7' 6" (3.71m x 2.29m)

Positioned just off the kitchen, the family room provides a versatile additional reception space. Ideal as a second sitting room, playroom or home office, it also enjoys direct access to the garden, enhancing the connection between indoor and outdoor living.

### Cloakroom

A conveniently located ground floor cloakroom fitted with a WC and wash hand basin.

### Landing

A central landing providing access to the main bedroom and second bedroom built in storage cupboard, along with the staircase rising to the second floor.

### Main Bedroom

17' 4" x 12' 6" (5.29m x 3.81m)



### Landing

A central landing providing access to the main bedroom and second bedroom built in storage cupboard, along with the staircase rising to the second floor.

### Main Bedroom

17' 4" x 12' 6" (5.29m x 3.81m)

A spacious and well-balanced principal bedroom, forming part of a thoughtfully arranged suite with its own dressing room and en-suite shower room, offering both privacy and practicality.

### Dressing Room

10' 5" x 4' 7" (3.18m x 1.40m)

A standout feature of the home, the dressing room provides excellent built-in storage and a sense of luxury rarely found in properties of this type.

### En-Suite

Fitted with a modern suite including a shower, wash hand basin and WC, finished in a clean, contemporary style.

### Bedroom 2

11' 11" x 9' 2" (3.62m x 2.80m)

A comfortable double bedroom, light and bright dual aspect, well suited for guests or family, with built in wardrobes and a pleasant outlook.

### En-Suite

A stylish en-suite serving bedroom two, fitted with a shower, wash hand basin and WC, and enhanced by a rear-facing window bringing in natural light and ventilation.

### Second Floor Landing

A bright and well-positioned landing providing access to both bedrooms and the family bathroom, with a natural flow that connects the upper floor comfortably.

### Bedroom 3

13' 7" x 12' 7" (4.15m x 3.84m)

A generous double bedroom with a distinctive shape, creating a sense of space and character. Ideal for older children, guests, or as a secondary principal room.



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#### Bedroom 4

13' 7" x 9' 3" (4.15m x 2.82m)

Another well-proportioned bedroom, suitable as a guest room, nursery or home office depending on requirements.

#### Bathroom

A modern family bathroom fitted with a bath with shower over, wash hand basin and WC, serving the second floor accommodation.

#### Front Garden

A landscaped, low-maintenance front garden set behind attractive wrought iron railings, with stone chippings, established planting and a pathway leading to the covered entrance. The corner plot position enhances the sense of space, with an open outlook towards adjacent green space.

#### Front Garden

A private and well-kept rear garden, with a generous patio area extending from the house and a lawn beyond, creating a balanced and usable outdoor space. Enclosed by a brick wall with established planting, the garden also benefits from gated side access and a personal door into the garage.

#### DRIVEWAY

3 Parking Spaces

Driveway leading garage and providing ample off road parking for several vehicles.

#### GARAGE

Single Garage

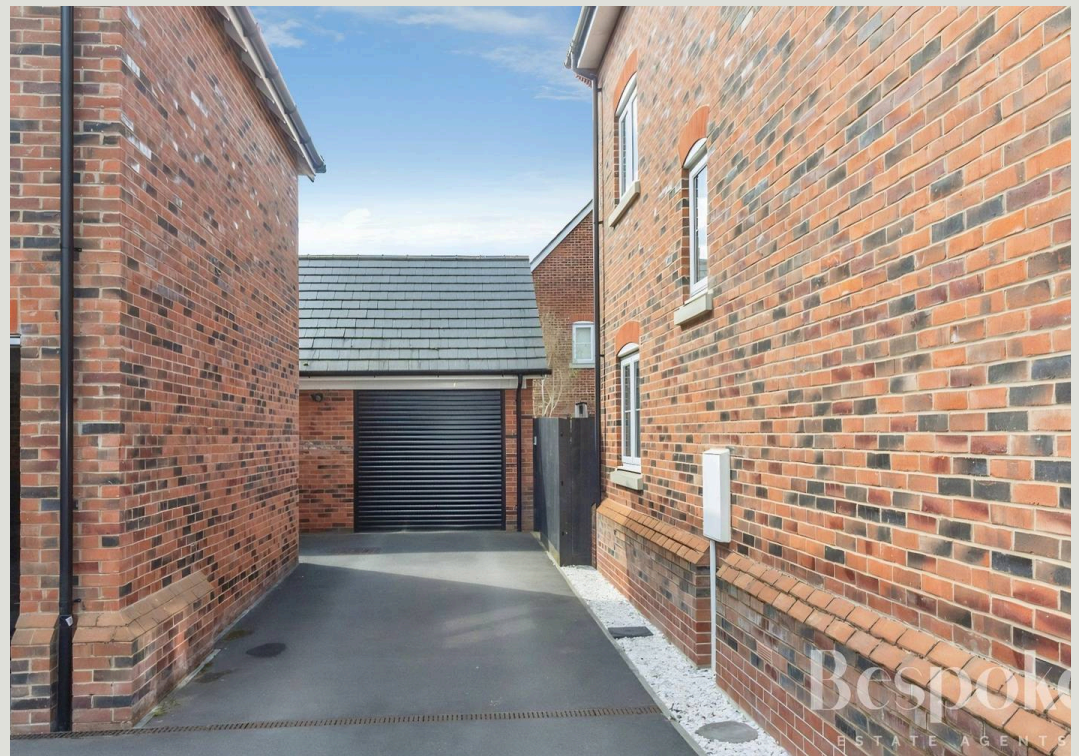
A well-equipped garage with electric roller shutter door, light and power, eaves storage, and convenient personal access to the rear garden.

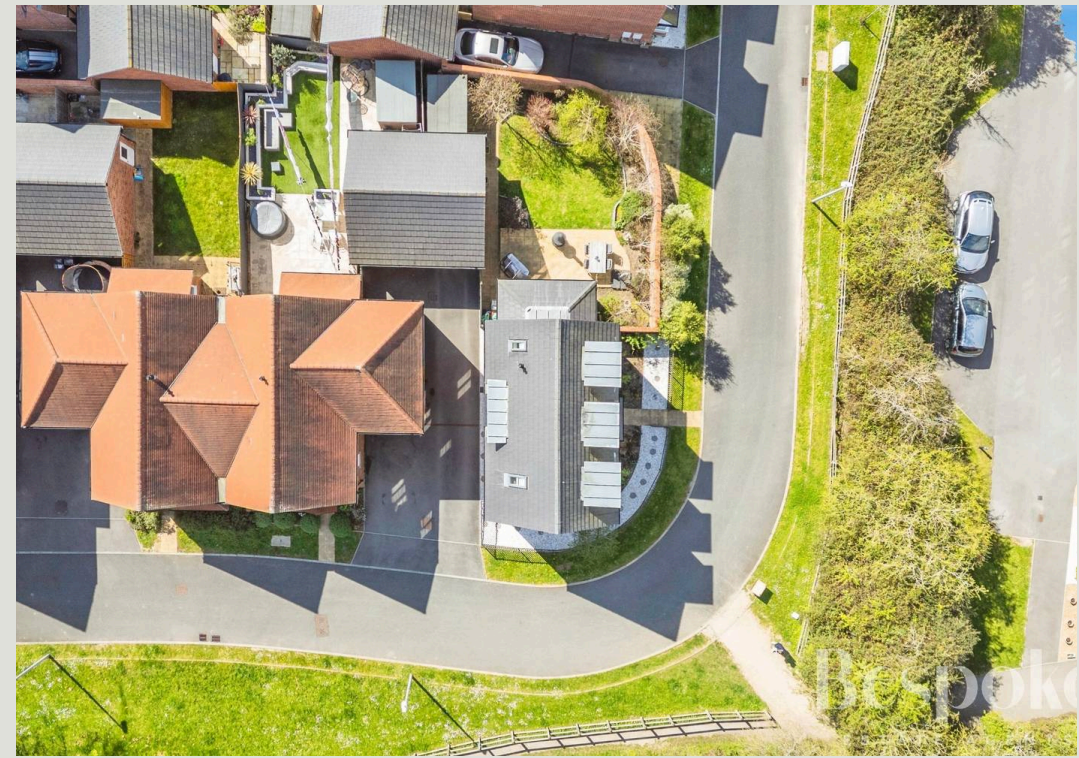












**Ground Floor**  
 Floor area 56.3 sq.m. (606 sq.ft.)

**First Floor**  
 Floor area 46.6 sq.m. (502 sq.ft.)

**Second Floor**  
 Floor area 38.9 sq.m. (419 sq.ft.)

**Total floor area: 141.8 sq.m. (1,526 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