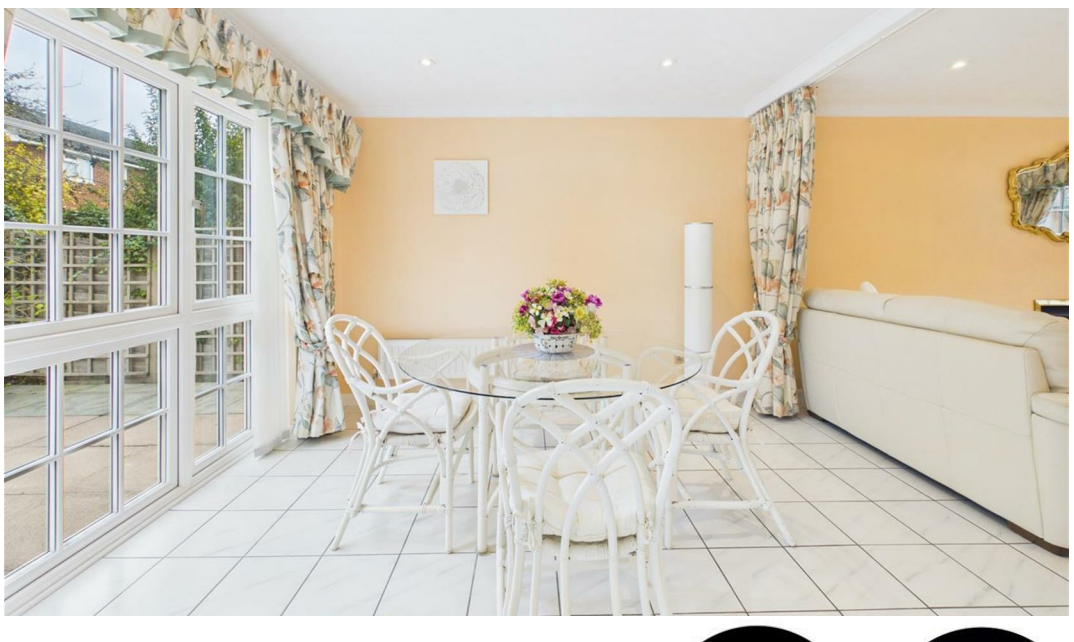


3 Ledbury Drive

Calcot, RG31 7EE

Guide price £625,000 Freehold





VP - NO ONWARD CHAIN. This impressive four/five-bedroom detached house offers a perfect blend of comfort and convenience. The property is ideally situated with excellent access to local bus routes, amenities, and reputable schools, as well as being just a short drive from M4 Junction 12.

Upon entering, you are greeted by a welcoming hallway that leads to two spacious reception rooms, perfect for both relaxation and entertaining. The living/dining room provides a versatile space for family gatherings, while the kitchen/dining room is well-equipped for culinary enthusiasts, offering a delightful area for casual dining. A convenient downstairs WC adds to the practicality of the layout, and there is also access to a larger than average garage, enhancing the functionality of the home.

The first floor boasts four generously sized bedrooms, providing ample space for family or guests. Additionally, there is the option to convert a room into a fifth bedroom, catering to your specific needs. The master bedroom features an en suite bathroom, ensuring privacy and comfort, while a separate bathroom suite serves the remaining bedrooms.

Outside, the property benefits from parking for up to four vehicles, making it ideal for families or those who enjoy hosting visitors. This delightful home is not only spacious but also offers a peaceful retreat in a sought-after location. With its excellent amenities and transport links, this property is a fantastic opportunity for anyone looking to settle in a vibrant community. Council tax band - E

- NO ONWARD CHAIN
- FOUR/FIVE BEDROOMS
- EN SUITE & FAMILY BATHROOM
- DETACHED HOUSE
- OFF ROAD PARKING
- KITCHEN/DINING ROOM
- GARAGE
- CUL DE SAC LOCATION
- 360 VIRTUAL TOUR

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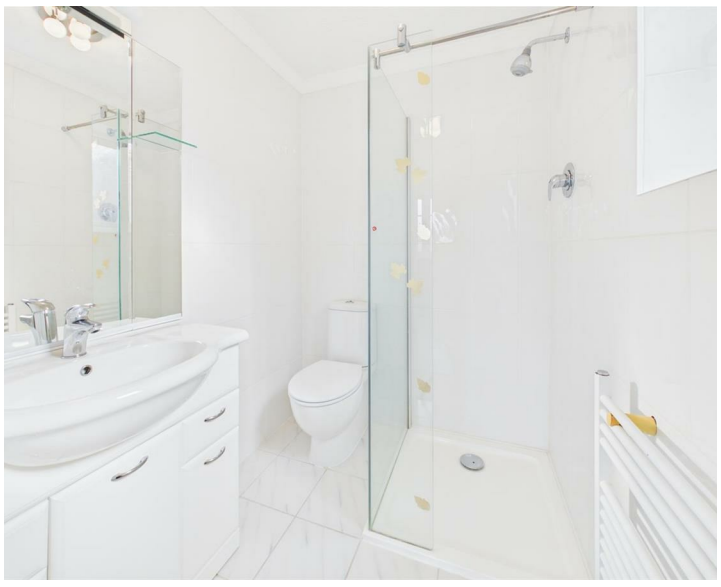


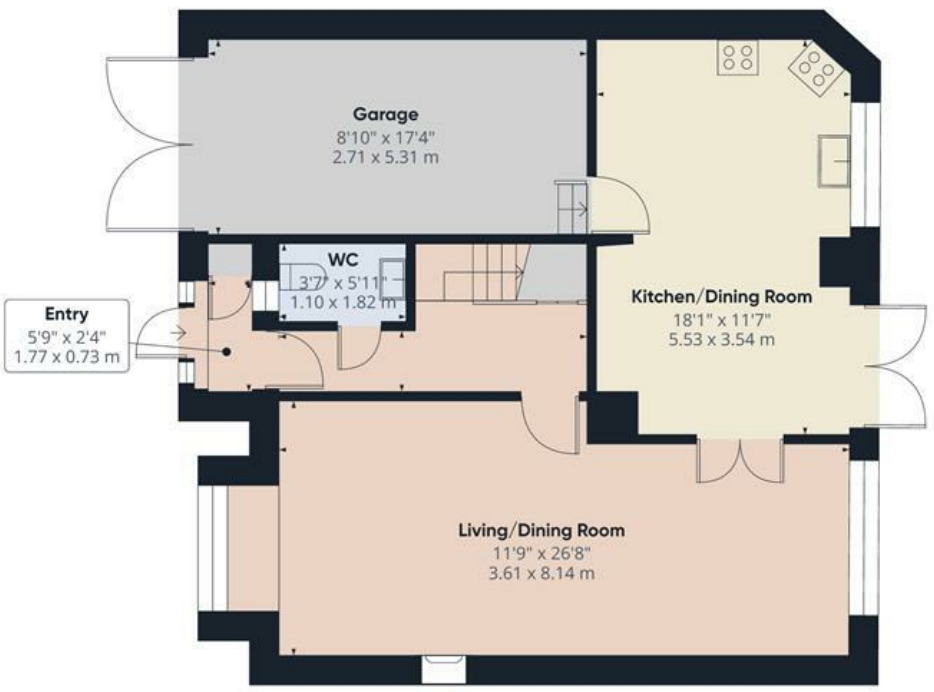




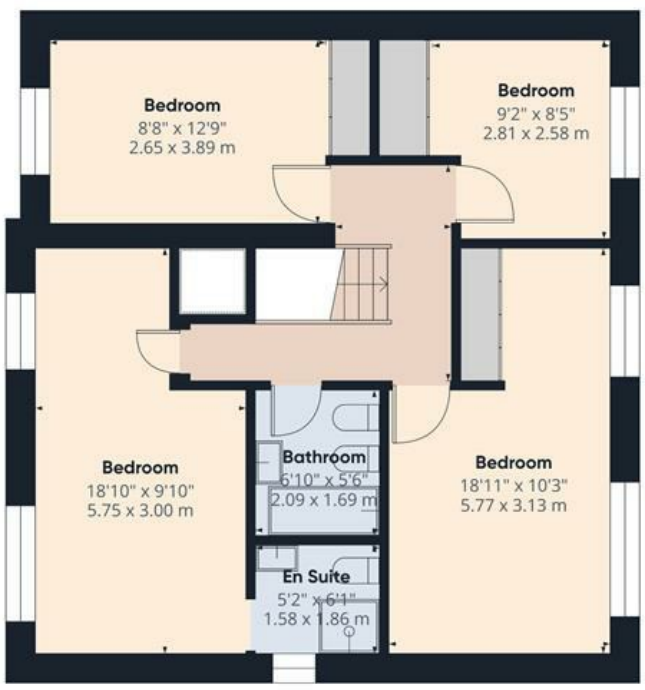








Ground Floor



Floor 1



Vp Village Properties

Approximate total area(1)

1344 ft²

124.8 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.

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