5 May Park, Calcot, Reading, RG31 7RU
£685,000 Freehold

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- 4 Bedroom TA Fisher Detached Home
- Living Room, Separate Dining Room & Study
- En Suite Shower and Family Bathroom
- Gas Radiator Central Heating
- Double Detached Garage
- Ground Floor WC & Utility Room
- Modern Kitchen Breakfast Room
- UPVC Double Glazing
- Secluded Rear Garden
- No Onward Chain

Offered to the market with the advantage of no onward chain is this immaculately presented four bedroom detached family home, built by respected local developer TA Fisher and pleasantly situated within a sought after cul de sac in Calcot. The property provides spacious and well planned accommodation, ideally suited to family living, and is conveniently positioned for local shops, supermarkets and regular bus services. Junction 12 of the M4 is also within easy reach, providing excellent road links, while the surrounding area offers access to miles of open countryside and attractive riverside walks along the Holybrook.

The accommodation is approached via a welcoming entrance hall with a ground floor WC. To the front is a spacious living room featuring an attractive fireplace and doors opening into the separately approached dining room, which in turn enjoys access onto the rear garden. There is also a useful study, providing an ideal space for home working or alternatively offering flexibility as an additional reception room. To the rear of the property is a well appointed kitchen/breakfast room, fitted with an extensive range of Shaker style units complemented by wood effect work surfaces and integrated cooking appliances. There is ample space for informal dining, while a separate utility room provides additional storage and appliance space together with direct access to the rear garden.

On the first floor are four well proportioned double bedrooms, all benefiting from built in wardrobes. The spacious main bedroom further benefits from an ensuite shower room, while the remaining bedrooms are served by a modern family bathroom with a white suite and shower over the bath. Further benefits include gas radiator central heating and UPVC double glazed windows throughout.

Outside, the property enjoys a fully enclosed rear garden offering a good degree of privacy and seclusion. A generous paved patio extends across the rear of the house, providing an excellent area for outdoor seating and entertaining, with the garden complemented by a variety of established shrubs, mature trees and planting. Gated side access leads to the front, while a courtesy door provides direct access to the detached double garage, which benefits from light and power. To the front, a private driveway provides off road parking for two vehicles.

This impressive family home is presented in excellent order throughout and is offered with the additional advantage of modern appliances being included and no onward chain. Early viewing is highly recommended.

Please contact Sansome & George Tilehurst to arrange an appointment to view.

West Berkshire Council = Band F

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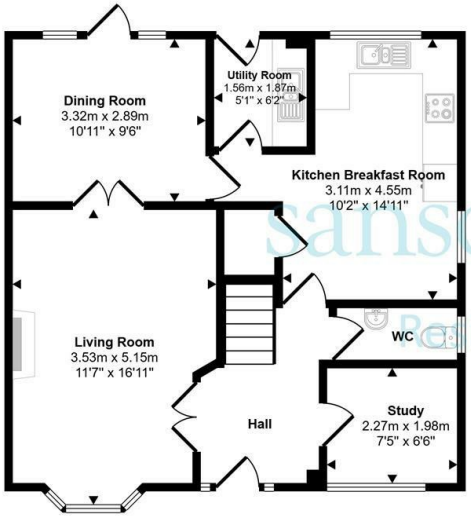
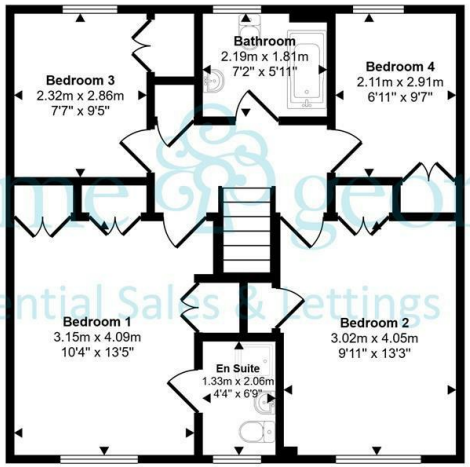
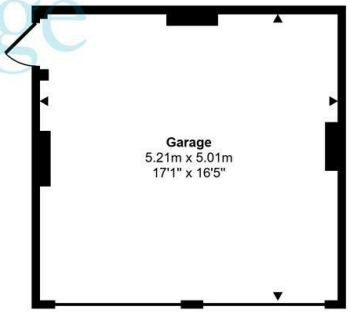
Approx Gross Internal Area
147 sq m / 1578 sq ft



Ground Floor
Approx 60 sq m / 651 sq ft



First Floor
Approx 60 sq m / 647 sq ft



Garage
Approx 26 sq m / 281 sq ft

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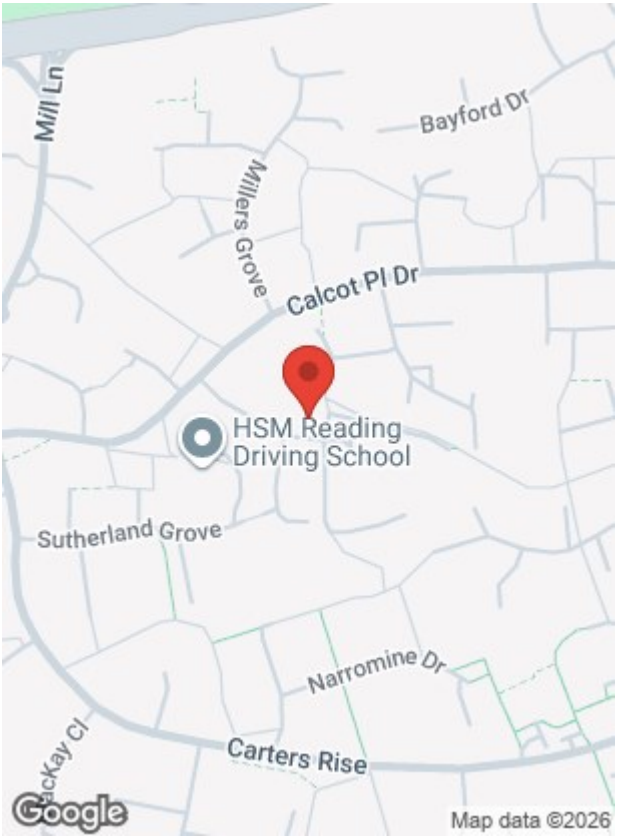
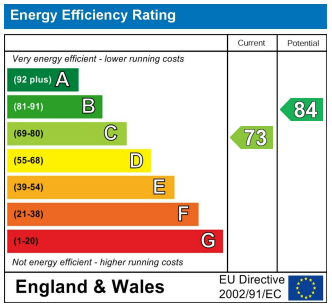
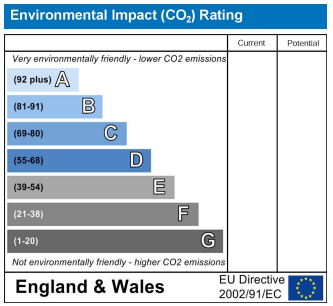
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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