



**Stirling Close
Caversham, Reading, RG4 6SH**

£475,000

Set within this quiet Cul-De-Sac is this high specification semi detached house that is easy reach of Clayfield Copse and the south Oxfordshire countryside. The property boasts three double bedrooms and a stunning bathroom on the first floor. On the ground floor there is a light and airy living room, open plan stylish kitchen/diner with underfloor heating and a partially converted garage that is used as a gym. To the rear there is an easy to maintain garden. To the the front and side there is a larger than expected paved driveway with space for several cars and a large shed to the side. To appreciate the space and specification call now to view.

Stirling Close, Reading, RG4 6SH

- Three double bedrooms
- Modern kitchen/diner
- Solid wood flooring
- Easy to maintain garden
- EPC rating C
- Stylish bathroom
- Good sized living room
- Partially converted garage / gym
- Good sized driveway
- Council tax band C

Entrance hall

Solid wood flooring, space for coats and leads to the living room.

Living room

16'0 x 11'7 (4.88m x 3.53m)



A light and airy room with solid wood flooring, double doors to the kitchen / diner, stairs to the first floor and door to the understairs storage cupboard and gym.

Kitchen area

11'0 x 8'10 (3.35m x 2.69m)



A modern and stylish kitchen with ample wall and base units. Marble effect work top with an insert sink and drainer, gas hob, extractor, double oven and a dishwasher. Ceiling spot lights, double glazed window to the garden, tiled floor with underfloor heating, DMX control LEDs for the plinth and worktop, open plan to the dining area.

Dining area

9'2 x 8'10 (2.79m x 2.69m)



A light and airy dining area with a window offering views over the garden, tiled floor with under floor heating and door to the utility.

Utility

7'2 x 4'9 (2.18m x 1.45m)



A good sized utility with wood work surface, recess for the washing machine and dryer. Windows and door to the garden.

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Landing



Carpeted, loft access, storage cupboard, stairs to the ground floor with DMX control LEDs and doors to:

Bedroom one

13'0 x 10'0 (3.96m x 3.05m)



A good sized room with a large window to the front, carpeted and fitted wardrobes.

Bedroom two

10'4 x 9'3 (3.15m x 2.82m)



A light and airy room with a window to the front, carpeted and ample space for wardrobes.

Bedroom three

10'1 x 9'11 (3.07m x 3.02m)



Offering views over the garden is the good sized room, carpeted and fitted wardrobes.

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Bathroom

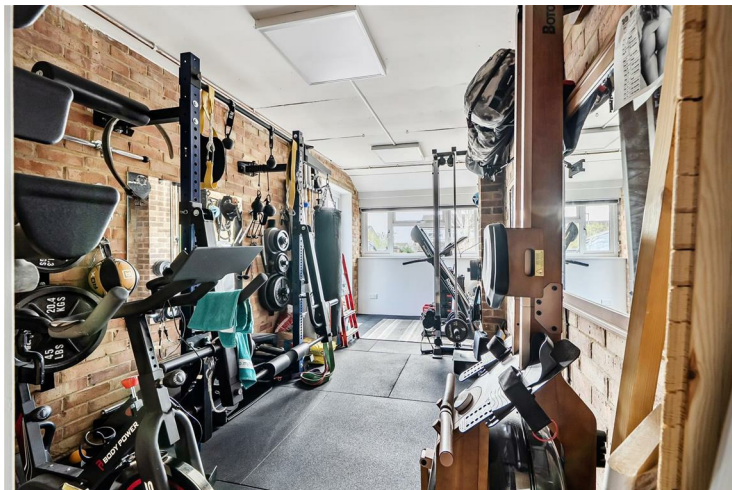
9'8 x 8'10 (2.95m x 2.69m)



A modern and stylish bathroom comprising of paneled bath with a wall mounted 'waterfall' tap, wash handbasin with fitted storage, WC, walk in 'wet room style' shower. Tiled floor and walls, chrome heated towel rail, underfloor heating, DMX control LEDs and a heat recovery system.

Garage/gym

14'4 x 8'2 (4.37m x 2.49m)



A good sized room with a window to the front, double doors to the side, ceiling lights and a wall mounted boiler

Garden



An easy to maintain garden that is ideal for summer entertaining. The garden is partially laid to lawn with a paved patio area. To the rear there is a raised decked area with outdoor lighting.

Driveway

A larger than expected block paved driveway with space for numerous cars. To the side there is a large shed and access to the rear garden.

Services

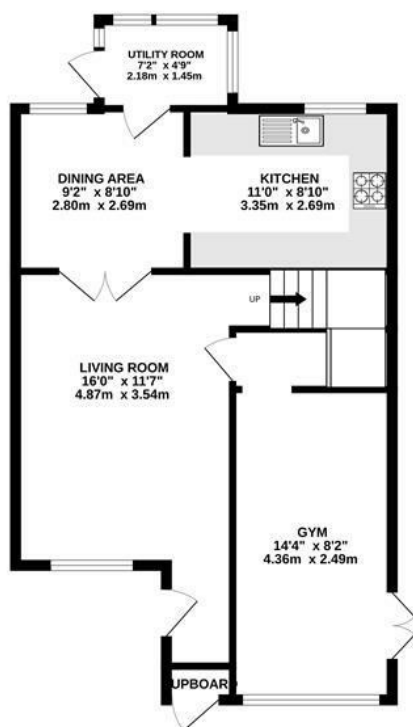
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

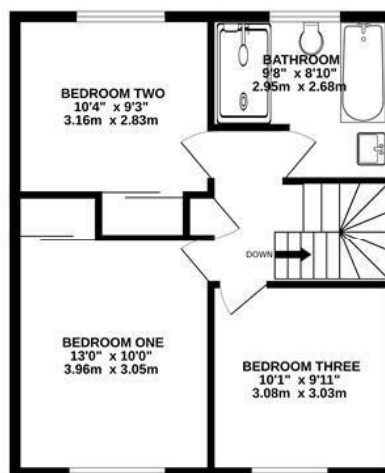
Broadband. Superfast, information obtained from Ofcom

Appliances: All untested

GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	75
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

