



Bespoke
ESTATE AGENTS

3 Appleton Way, Shinfield
Guide Price £625,000



3 Appleton Way

Shinfield, Reading

Impressive 4-bed, 3-bath semi-detached home with contemporary living, premium finishes & spacious rooms. Modern exterior, private parking & oversized garage. Light-filled, neutral interiors, stylish kitchen, the most stunning landscaped garden. Principal suite, en-suites, guest suite, sought-after location on the development edge close to countryside.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Edge of Shinfield Meadows
- Full-width family/dining room
- Over Size Garage With Ample Driveway Parking
- Modern fully integrated kitchen
- Backs onto private copse
- Main bedroom with dressing area & en-suite
- Guest bedroom with en-suite shower room
- Beautiful low-maintenance landscaped garden with insulated 20m2 summerhouse (full electrics)
- No Onward Chain Complications
- Spacious first floor living room with views

A bright and welcoming entrance hall sets the tone for the home, offering a practical layout with access to all ground floor rooms. Built-in under-stairs storage and a full-height cupboard provide a useful space for coats, shoes, and everyday essentials, while the staircase leads neatly to the first floor. Finished in a neutral décor, the hall creates an immediate sense of light and space on arrival.

Wc

Conveniently positioned off the hall, the cloakroom is fitted with a modern white suite comprising a WC and wash basin. Neutrally decorated, it provides a practical space for guests and family alike

Family/Dining Room

16' 3" x 16' 3" (4.95m x 4.95m)

Spanning the full width of the house, the family and dining room is a wonderfully versatile space designed for modern living. With ample room for both dining and relaxation areas, it's the perfect setting for family gatherings or entertaining guests. French doors open directly onto the garden, flooding the room with natural light and creating a seamless flow between indoors and out. Open plan onto kitchen

Kitchen

15' 5" x 8' 10" (4.70m x 2.70m)

Beautifully designed and fully equipped, the kitchen combines style with everyday convenience. A full range of integrated appliances includes a fridge, freezer, washing machine, dishwasher, double oven and microwave, ensuring everything you need is at hand. Sleek cabinetry, generous worktops and a bright front aspect create a modern, high-quality space that makes cooking and entertaining a pleasure.

Landing

Doors to Living room and main bedroom.

Living Room

16' 3" x 13' 7" (4.95m x 4.15m)

Set to the rear of the home, the living room enjoys lovely views across the garden and beyond, creating a calm and inviting setting. Generous in size, the room is ideal for both relaxing evenings and entertaining guests, with a neutral décor that provides a perfect backdrop for any style of furnishing. Large windows draw in natural light and frame the outlook, enhancing the sense of space.



Main Bedroom

14' 3" x 13' 1" (4.35m x 4.00m)

Situated at the front of the property, the main bedroom combines style with practicality. A dedicated dressing area with built-in wardrobes offers excellent storage, while a door leads through to the private en-suite. Generous in size, the room provides the perfect retreat at the end of the day.

En-suite

The en-suite is fitted with a modern white suite, including a shower enclosure, wash basin and WC. Finished with contemporary tiling and clean lines, it provides a stylish and private space directly off the main bedroom.

Second Floor Landing

Doors to bedrooms and main family bathroom, with built in full height storage cupboard (with lighting). Access to very large loft via hatch above.

Bedroom Two

12' 10" x 10' 8" (3.90m x 3.25m)

A generous second double bedroom with a front aspect, built-in wardrobes, and its own private en-suite. Ideal as a guest suite or for older children, the room offers both comfort and practicality, with a bright outlook and excellent storage.

Guest En-Suite

Adjoining the second bedroom, the en-suite is fitted with a modern suite comprising a shower enclosure, wash basin and WC. Finished with contemporary tiling, it offers a fresh and practical private space, ideal for guests or family members.

Bedroom Three

9' 2" x 13' 9" (2.80m x 4.20m)

Overlooking the rear garden and the leafy copse beyond, bedroom three enjoys a peaceful outlook that enhances its appeal. Built-in wardrobes provide excellent storage, while the generous proportions make it a comfortable and versatile double bedroom.





Bedroom Four

9' 2" x 8' 9" (2.80m x 2.66m)

Also enjoying lovely views across the rear garden and copse beyond, bedroom four is a bright and versatile space. Well-proportioned and neutrally decorated, it can serve equally well as a comfortable bedroom, home office or nursery.

Bathroom

Designed with both style and comfort in mind, the family bathroom features a modern white suite with a panelled bath, wash basin and WC. Contemporary tiling and a sleek, neutral finish create a fresh, hotel-style feel, making it an inviting space for everyday use.

Garage

23' 0" x 10' 2" (7.00m x 3.10m)

A generous over size single garage offering plenty of light and practicality, with useful eaves storage and a personal door giving direct access to the garden. Ideal for secure parking or as additional storage space.

Garden

The rear garden is a true extension of the living space, designed with outdoor entertaining and relaxation in mind. French doors open onto a landscaped setting with a mix of patio, premium quality artificial grass lawn and decked areas, perfect for family barbecues or summer evenings with friends. A covered pergola and circular sunken terrace provide inviting spaces to gather, while the summerhouse offers a versatile retreat for home working, fitness or quiet downtime. With the natural backdrop of the copse behind, the garden feels wonderfully private and tranquil.

Driveway

3 Parking Spaces

Driveway provides off road parking for 3 cars, leading to "up-and-over" oversized garage. Double-opening side gates grant access to the rear garden.







