



**Bespoke**  
ESTATE AGENTS

2 Beales Grove, Shinfield

Guide Price £450,000





## 2 Beales Grove

Shinfield, Reading

Luxurious modern 3-bed semi-detached in Shinfield Meadows. Open-plan living, integrated kitchen, conservatory, en-suite principal bedroom, stylish bathroom. Landscaped larger than average stunning garden and patio, parking. Surrounding green spaces and amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern three-bedroom semi-detached home in sought-after Shinfield Meadows
- Impressive open-plan living and dining space with garden access
- Contemporary kitchen with integrated appliances and breakfast bar
- Versatile conservatory with air conditioning for year-round comfort
- Principal bedroom with en-suite shower room
- Two further bedrooms and a stylish family bathroom
- Ground floor cloakroom and practical storage throughout
- Landscaped rear garden with patio dining area and lawn
- Driveway parking with additional visitor spaces nearby
- Surrounded by greenery, amenities, and countryside walks



### Hallway

Step into a bright and welcoming entrance hall that immediately sets the tone for the home. Thoughtfully designed with both style and practicality in mind, this space offers a calm first impression with its neutral décor and clean lines. From here, doors open to the downstairs cloakroom and into the heart of the home, creating a natural flow that blends practicality with a warm, inviting atmosphere.

### Cloakroom

Conveniently positioned just off the entrance hall, the cloakroom is beautifully presented with a stylish, contemporary finish. Featuring a modern wall-hung WC and wash hand basin, the space is complemented by fresh décor and a wood-panel feature wall that adds warmth and character. Sleek fittings and thoughtful detailing make this a practical yet inviting room for guests and everyday family living.

### Living Room

14' 0" x 20' 8" (4.27m x 6.30m)

The heart of the home is this impressive open-plan living and dining space, designed for both relaxing and entertaining. Generously proportioned and filled with natural light, it flows seamlessly from the dining area to the sitting area, creating a versatile layout that suits modern family life. The dining space comfortably accommodates a large table, while two built-in storage cupboards add practicality. The sitting area offers space for a generous sofa and enjoys views out to the garden, with double doors opening into the conservatory to extend the living space. Finished with neutral décor and quality flooring, it is instantly welcoming and adaptable to a variety of lifestyles.





## Kitchen

6' 1" x 11' 3" (1.85m x 3.43m)

Situated at the front of the home, the kitchen is fitted with a contemporary range of wall and base units, complemented by modern work surfaces and tiled splashbacks. A selection of integrated appliances is neatly incorporated, along with a built-in oven and gas hob with extractor over. Natural light flows in through the front-facing window, creating a bright and practical workspace. The layout opens towards the living area, with a stylish breakfast bar providing additional preparation space as well as an informal spot for dining or entertaining, perfectly balancing practicality with a sociable design.

## Conservatory

9' 7" x 12' 6" (2.92m x 3.81m)

Extending from the main living space, the conservatory provides a wonderful year-round room that connects the home with the garden. With wide glazed panels and bi-folding doors opening directly onto the patio, it creates a light and airy retreat that's ideal for both relaxing and entertaining. Fitted with air conditioning, the space is kept cool in the summer and warm in the winter, making it a genuinely versatile addition to the home. Whether used as a second sitting area, a playroom, or a place to enjoy views of the garden, it offers flexibility to suit a variety of lifestyles.

## Landing

The landing provides access to all first-floor rooms and includes a hatch to the loft space. Neutrally decorated and well-presented, it offers a light and open connection between the bedrooms and bathroom, continuing the home's sense of space and flow.

## Bedroom 1

10' 8" x 13' 11" (3.26m x 4.24m)

Positioned to the rear of the home and overlooking the garden, the principal bedroom is a bright and calming retreat. The space is finished in neutral tones with a feature panelled wall adding a touch of character and style. There is ample room for a double bed and additional furnishings, while the layout ensures a practical and comfortable environment. The room also benefits from direct access to its own en suite shower room, creating a private and convenient space for everyday living.







### En-suite

4' 11" x 5' 0" (1.51m x 1.52m)

Adjoining the principal bedroom, the en suite is fitted with a modern three-piece suite comprising a walk-in shower with glazed screen, wall-hung WC, and wash hand basin. Finished in fresh, neutral tiling with chrome fittings and a heated towel rail, the space combines style with practicality to provide a private and contemporary shower room.

### Bedroom 2

8' 3" x 14' 3" (2.51m x 4.34m)

Located at the front of the property, the second bedroom is a generous double, offering excellent proportions and flexibility. A large window fills the room with natural light, enhancing the bright and airy feel. With ample space for freestanding furniture or fitted wardrobes, it makes for an ideal guest room, children's bedroom, or even a comfortable home office. Neutral décor ensures the space is ready to adapt to individual tastes and styles.

### Bedroom 3

5' 5" x 14' 3" (1.65m x 4.34m)

Positioned at the front of the home, the third bedroom is a well-proportioned single, filled with natural light from the front-facing window. Versatile in its use, it makes an ideal child's bedroom, nursery, dressing room, or even a dedicated home office. With neutral décor, the space is ready to adapt to individual needs and lifestyles.



### Bathroom

5' 7" x 6' 6" (1.70m x 1.97m)

Serving the first floor, the family bathroom is finished in a fresh, neutral style and positioned with a side aspect window bringing in natural light. The suite comprises a panelled bath with shower over and glazed screen, wall-hung WC, and a pedestal wash hand basin. Contemporary tiling and chrome fittings add a modern touch, while the layout offers both practicality and comfort for everyday use.



## GARDEN

The rear garden is a fantastic extension of the living space, designed for both relaxation and entertaining. A generous patio directly outside the conservatory provides the ideal setting for outdoor dining, while the lawn offers plenty of space for children to play. Mature planting and raised borders add greenery and privacy, with scope for further landscaping if desired. The garden also includes useful storage sheds and side access. Securely enclosed, it's a safe and versatile space for families to enjoy all year round.

## DRIVEWAY

2 Parking Spaces

Situated directly to the front for the property is driveway parking. Additional parking for visitors is freely available within the development.









