



**Bespoke**  
ESTATE AGENTS

6 Bell Road, Winnersh

Guide Price £400,000





## 6 Bell Road

### Winnersh, Wokingham

Stylish 2-bedroom end-of-terrace home in Winnersh's sought-after Hatchwood Mill development. Bright open-plan kitchen/diner, bespoke media wall, and south-westerly garden. Spacious bedrooms with potential to create a third (STPP), modern bathroom, low-maintenance outdoor space, driveway parking, and excellent links for professionals, families, and commuters.

EPC Energy Efficiency Rating: B EPC Environmental Impact Rating: B Freehold

- Beautifully presented two-bedroom home on the sought-after Hatchwood Mill development
- Bright open-plan kitchen/diner with skylights and French doors to the garden
- Stylish living room with bespoke fitted media wall and built-in storage
- Two generous double bedrooms, both beautifully decorated and full of light
- Potential to create a third bedroom from the spacious second bedroom (STPP)
- Modern family bathroom with shower over bath and contemporary finish
- South-westerly facing garden with patio and low-maintenance artificial lawn
- Driveway parking plus visitors' spaces nearby for residents and guests
- Excellent access to Reading, Wokingham and nearby rail and road links
- Within easy reach of local shops, green open space and public transport links



## Living Room

12' 10" x 14' 9" (3.90m x 4.50m)

A beautifully styled front-aspect living room that feels instantly welcoming. The space features a bespoke built-in media wall with integrated storage units and open shelving, creating both function and design appeal. Natural light floods through the front window, enhancing the soft tones and contemporary finishes. With space for a large corner sofa and additional furnishings, it's the perfect room to unwind or entertain. A door leads through to the inner hall, linking seamlessly with the rest of the home.

## Hallway

Stairs to the first floor, door to cloakroom and kitchen dining room.

## Cloakroom

Stylish and neatly presented, the cloakroom features contemporary tiling with a soft pastel finish that gives the space a bright, welcoming feel. Fitted with a modern white suite including a close-coupled WC and wash basin, the room is thoughtfully designed with coordinated décor, a wall-mounted mirror, and decorative accents that add a personal touch. Perfectly positioned off the hall for guests and day-to-day convenience.

## Kitchen/Diner

12' 10" x 18' 8" (3.90m x 5.70m)

A bright and beautifully presented kitchen/dining space that stretches the full width of the home, designed for modern living and everyday comfort. The kitchen features sleek white units with contrasting worktops, metro-tiled splashbacks, and integrated appliances including an oven, hob, extractor, and fridge freezer. The adjoining dining area enjoys a warm, homely feel, styled with soft pink tones and a built-in bench seat that adds charm and practicality. Twin roof lights and French doors fill the space with natural light and open directly onto the garden, making it ideal for relaxed meals and entertaining.





### Bedroom 1

12' 2" x 12' 10" (3.70m x 3.90m)

A beautifully styled rear-aspect double bedroom overlooking the garden, offering a calm and relaxing retreat. The feature green accent wall adds warmth and character, perfectly balanced with soft tones and ample natural light from the large window. There's plenty of room for wardrobes and storage, making it both elegant and practical. The current furnishings complement the space and can be included in the sale by separate negotiation.

### Bedroom 2

10' 6" x 12' 10" (3.20m x 3.90m)

A generous front-aspect double bedroom currently arranged as a stylish guest room and home office. With twin windows drawing in natural light, the space feels bright and airy. Owing to its size and layout, there's also the potential to divide this room into two smaller bedrooms if desired, offering flexibility for growing families or those working from home.

### Bathroom

Finished to a high standard, the bathroom features a modern white suite comprising a panel-enclosed bath with shower and glass screen, pedestal wash basin, and WC. The overhead shower offers both flexibility and style, ideal for busy mornings or evening relaxation. Contemporary neutral tiling creates a clean, calming aesthetic, complemented by practical storage and an illuminated mirrored cabinet, which can be included in the sale by negotiation. The finish mirrors the home's thoughtful attention to detail throughout.





## GARDEN

Enjoying a desirable south-westerly aspect, the rear garden offers a private and low-maintenance outdoor space ideal for relaxing or entertaining. A paved patio area provides room for seating and dining, while the artificial lawn ensures year-round greenery without upkeep. Well-planted borders add colour and texture, complemented by a useful storage shed and side gate for easy access. The layout makes the most of the afternoon and evening sun, creating a perfect spot for outdoor living.

## DRIVEWAY

### 1 Parking Space

To the front of the property there is a private driveway providing off-road parking. In addition, there are several visitors' spaces located directly adjacent to the home, with further bays available opposite and along the road, ensuring convenient parking for both residents and guests.





