



Bespoke

ESTATE AGENTS

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22 Sunapee Road, Reading
£550,000

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Green Park Village, Reading

A beautifully presented four bedroom, two bathroom townhouse set over three floors, located within the highly regarded Green Park Village. Featuring an open plan kitchen and family living space, private rear garden, and the rare benefit of two allocated parking spaces directly to the front. Close to Green Park Station and local amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Set within the highly regarded Green Park Village development
- Three storey townhouse offering flexible and well balanced accommodation
- Four bedrooms arranged over two upper floors
- Stylish open plan kitchen and family living space
- Principal bedroom with modern en suite shower room
- Contemporary family bathroom with bath and large walk in shower
- Private rear garden with patio, storage shed, and rear access
- Two allocated parking spaces directly to the front of the property
- Modern interiors finished in neutral, move in ready condition
- Convenient location close to Green Park School, Station and local amenities

Entrance Hall

A smart and welcoming entrance hall that immediately sets the tone for the home. Finished with clean, contemporary lines and wood effect flooring, the space feels bright and well organised. There is ample room for console furniture, coat storage, and everyday essentials, while the front door allows natural light to flow into the space. Doors lead through to the ground floor accommodation and the staircase rises neatly to the upper floors, creating a practical and well connected layout from the moment you step inside.

Cloakroom

A stylish and well finished ground floor cloakroom, fitted with a contemporary wall hung W.C. and a vanity unit with inset wash hand basin. Crisp white tiling is complemented by textured feature walls and modern fittings, while recessed lighting and a window provide excellent natural light and ventilation. A practical and thoughtfully presented space, ideal for guests and everyday use.

Family/Reception Room

9' 7" x 12' 8" (2.93m x 3.85m)

A bright and well balanced family and reception space, positioned at the rear of the home and designed for everyday living and entertaining. The room enjoys excellent natural light, with glazed doors opening directly onto the garden, creating a smooth connection between inside and out. There is clear definition for both seating and dining areas, allowing the space to adapt easily to family life or social occasions. The proportions comfortably accommodate a generous sofa arrangement alongside a dining table, while the neutral finish and wood effect flooring give the room a calm, contemporary feel. This is a versatile and welcoming room that works equally well as a relaxed family hub or an entertaining space, with the added benefit of garden access for warmer months.



Kitchen

9' 0" x 14' 8" (2.75m x 4.46m)

A beautifully finished, contemporary kitchen that forms the heart of the ground floor. Fitted with a range of deep blue shaker style units, the kitchen is paired with sleek white worktops and matching metro tiled splashbacks, creating a smart and timeless contrast. The layout is both practical and social, with generous preparation space and a central peninsula that works perfectly as a breakfast bar or informal dining area. Integrated appliances include an electric hob, oven, extractor, fridge/freezer and dishwasher, while under unit lighting and recessed ceiling lights add both warmth and functionality. Open to the family and reception space, the kitchen is ideal for modern living, allowing easy interaction with the main living area and a natural flow through to the garden beyond. A stylish and well designed space, suited to both everyday use and entertaining.

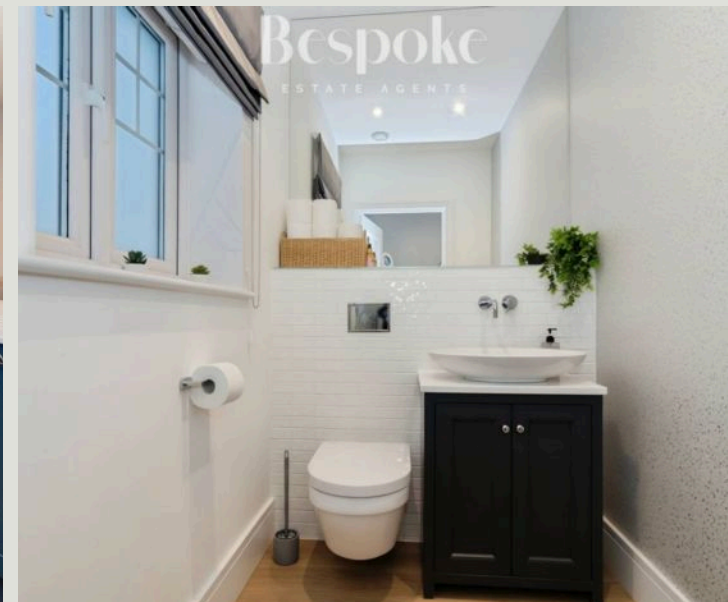
Landing

A light and well proportioned first floor landing providing access to the principal bedroom and the living room or bedroom two. The space is neatly arranged, with the staircase continuing to the second floor, creating a natural flow through the home. The landing feels open and well connected, serving as a central hub for the first floor accommodation while maintaining a sense of separation between living and sleeping spaces. A practical and well planned transition space within the layout.

Principal Bedroom

9' 7" x 12' 8" (2.93m x 3.85m)

A comfortable and well proportioned double bedroom, positioned to the rear of the property for a quieter setting. The room offers ample space for a double bed and additional bedroom furniture, with a calm, neutral finish that creates a relaxing atmosphere. Natural light flows in through the window, while the layout allows for excellent use of space, including bedside furniture and storage. A door leads directly through to the en suite, providing a practical and private arrangement. A well balanced principal bedroom, suited to everyday comfort and privacy.



En-suite

5' 7" x 6' 11" (1.70m x 2.10m)

A modern and well appointed en suite serving the principal bedroom, finished in a clean, contemporary style. The room features a generous walk in shower with glazed enclosure, wall hung W.C., and a sleek wash hand basin with wall mounted tap. Large format tiling creates a calm, spa like feel, complemented by recessed lighting and a mirrored storage unit with integrated lighting. Thoughtfully designed with both style and practicality in mind, this is a smart and comfortable en suite that adds real convenience to the principal bedroom.

Living Room/Bedroom 2

12' 0" x 12' 8" (3.65m x 3.85m)

A generous and versatile room, positioned on the first floor and filled with natural light from the front facing windows. Currently arranged as a comfortable living room, the space offers excellent flexibility and would work equally well as a large double bedroom, guest suite, or home office. The proportions allow for multiple seating arrangements or bedroom furniture, while the neutral décor provides a calm and adaptable backdrop. A well sized and practical room that adds real flexibility to the layout, ideal for changing needs or multi generational living.

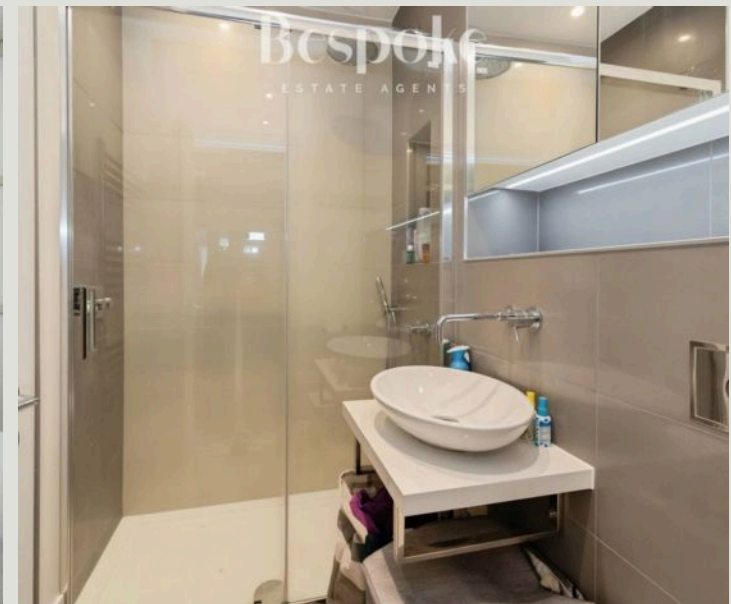
2nd Floor Landing

A well arranged second floor landing providing access to bedrooms three and four, along with the family bathroom. The layout is practical and efficient, with all rooms easily accessible from the landing, making this floor ideal for family living or guest accommodation.

Bedroom 3

9' 7" x 12' 8" (2.93m x 3.85m)

A well proportioned double bedroom located on the second floor, offering a comfortable and versatile space. The room easily accommodates a double bed along with bedside furniture and storage, making it ideal for family members or guests. The neutral décor and soft natural light create a calm and restful atmosphere, while the layout allows for practical use of space. A well balanced bedroom that works equally well as a permanent bedroom, guest room, or home office if required.



Entrance Hall

A smart and welcoming entrance hall that immediately sets the tone for the home. Finished with clean, contemporary lines and wood effect flooring, the space feels bright and well organised. There is ample room for console furniture, coat storage, and everyday essentials, while the front door allows natural light to flow into the space. Doors lead through to the ground floor accommodation and the staircase rises neatly to the upper floors, creating a practical and well connected layout from the moment you step inside.

Cloakroom

A stylish and well finished ground floor cloakroom, fitted with a contemporary wall hung W.C. and a vanity unit with inset wash hand basin. Crisp white tiling is complemented by textured feature walls and modern fittings, while recessed lighting and a window provide excellent natural light and ventilation. A practical and thoughtfully presented space, ideal for guests and everyday use.

Family/Reception Room

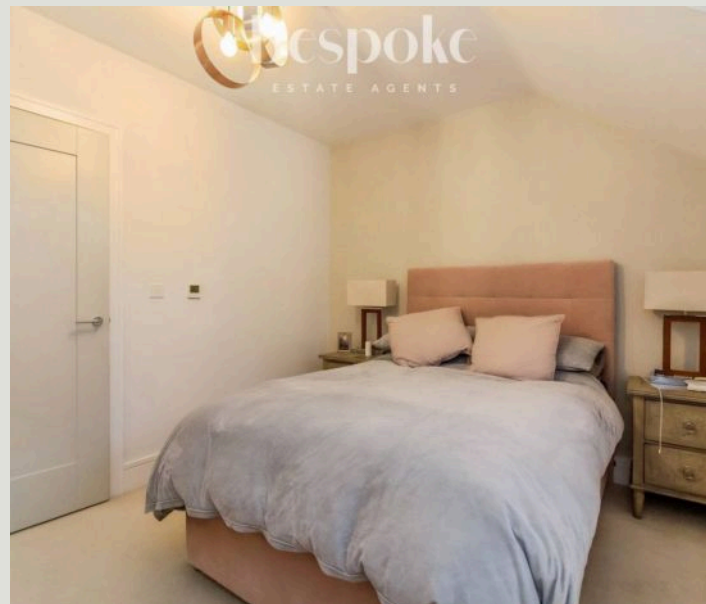
9' 7" x 12' 8" (2.93m x 3.85m)

A bright and well balanced family and reception space, positioned at the rear of the home and designed for everyday living and entertaining. The room enjoys excellent natural light, with glazed doors opening directly onto the garden, creating a smooth connection between inside and out. There is clear definition for both seating and dining areas, allowing the space to adapt easily to family life or social occasions. The proportions comfortably accommodate a generous sofa arrangement alongside a dining table, while the neutral finish and wood effect flooring give the room a calm, contemporary feel. This is a versatile and welcoming room that works equally well as a relaxed family hub or an entertaining space, with the added benefit of garden access for warmer months.

Kitchen

9' 0" x 14' 8" (2.75m x 4.46m)

A beautifully finished, contemporary kitchen that forms the heart of the ground floor. Fitted with a range of deep blue shaker style units, the kitchen is paired with sleek white worktops and matching metro tiled splashbacks, creating a smart and timeless contrast. The layout is both practical and social, with generous preparation space and a central peninsula that works perfectly as a breakfast bar or informal dining area.





Bedroom 4

8' 5" x 12' 8" (2.56m x 3.85m)

A well presented bedroom located on the second floor, offering a bright and comfortable space. The room accommodates a double bed along with additional furniture, and benefits from natural light through the window, creating a pleasant and welcoming feel. The layout makes good use of the available space, with flexibility for bedroom furniture, a dressing area, or a home office setup if required. Finished in neutral tones, this is a versatile room suited to family use, guests, or working from home.

Bathroom

5' 7" x 10' 2" (1.70m x 3.10m)

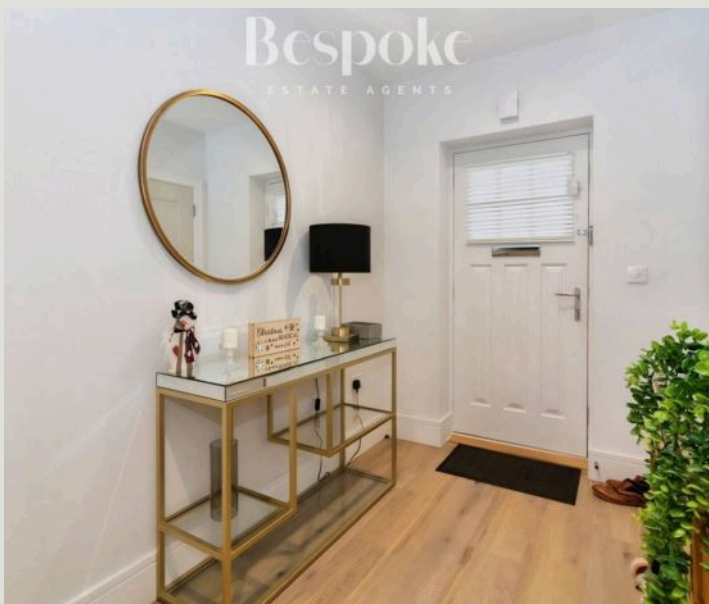
A stylish and well finished family bathroom serving the second floor accommodation. The room is fitted with a modern panelled bath, a large walk in shower with glazed enclosure, a wall hung W.C., and a contemporary wash hand basin with wall mounted tap. Large format tiling creates a clean and cohesive look, complemented by recessed lighting and a mirrored storage unit with integrated lighting. Well laid out and thoughtfully designed, this bathroom offers both comfort and practicality for family living or guest use.

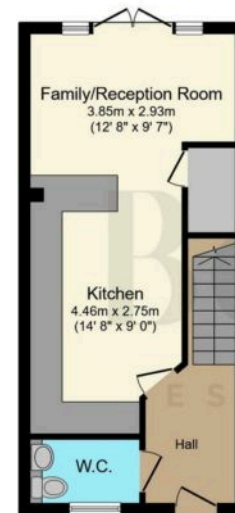
Garden

A private, enclosed rear garden offering a low maintenance outdoor space, ideal for relaxing or entertaining. The garden is mainly laid to lawn with a paved patio area directly outside the rear of the house, providing a practical spot for outdoor seating and dining. Timber fencing surrounds the garden, creating a good level of privacy, while a rear access gate adds everyday convenience, particularly for bikes, bins, or garden access. A useful storage shed sits to the rear of the garden, offering additional space for tools and outdoor equipment. A functional and well proportioned garden that complements the home and adds valuable outdoor space.

Allocated parking

The property benefits from two allocated parking spaces located directly to the front of the house.

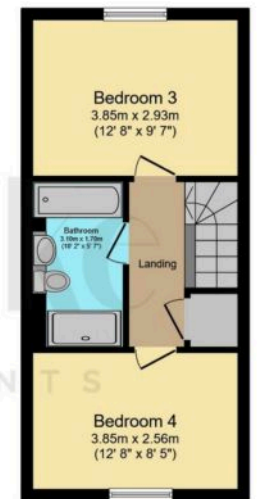




Ground Floor
Floor area 33.8 sq.m. (364 sq.ft.)



First Floor
Floor area 33.8 sq.m. (364 sq.ft.)



Second Floor
Floor area 33.8 sq.m. (364 sq.ft.)

Total floor area: 101.5 sq.m. (1,093 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io