



**Bespoke**  
ESTATE AGENTS

8 Clove Close, Earley  
£675,000



## 8 Clove Close

Earley, Reading

Spacious five-bed, three-bath detached home in Herbs & Spices, Earley. Flexible layout, modern kitchen, private garden, garage, ample parking. Close to schools, parks, and transport links. Potential to extend STPP  
Council Tax band: E

EPC Environmental Impact Rating: D

- Situated on the sought-after Herbs & Spices development in Earley, a well-established and popular residential setting
- Larger than average plot offering excellent outdoor space and clear potential to extend, subject to planning permission
- Flexible accommodation including a ground floor bedroom or family room, ideal for multi-generational living
- Two separate driveways providing ample off-road parking, in addition to a detached garage
- Spacious living room with bay window and feature fireplace, ideal for both relaxing and entertaining
- Separate dining room overlooking the rear garden, perfect for family meals and hosting
- Modern kitchen breakfast room with skylights, offering a bright and sociable hub of the home
- Five bedrooms in total, providing versatile space for families, guests or home working
- Private rear garden with patio and lawn, ideal for outdoor dining and family use
- Within walking distance of local amenities, schools, parks and well served bus routes

### Entrance Porch

A useful enclosed porch providing a practical space for coats and shoes, leading through into the main hallway.

### Entrance Hall

A welcoming central hallway with stairs rising to the first floor and access to all principal ground floor rooms, creating a natural flow through the home.

### Living Room

16' 2" x 11' 8" (4.94m x 3.56m)

A generous front-facing reception room, beautifully proportioned and filled with natural light from the large bay window. The space comfortably accommodates multiple seating areas, centred around a feature fireplace, making it ideal for both everyday living and entertaining.

### Dining Room

10' 4" x 10' 1" (3.15m x 3.07m)

Positioned to the rear, the dining room enjoys views over the garden and offers a more formal space for family meals and hosting. Well-balanced in size, it connects naturally with the living areas.

### Kitchen/Breakfast Room

13' 2" x 11' 9" (4.01m x 3.58m)

A bright and sociable space fitted with a range of units, ample worktop space and integrated appliances. The layout allows for a breakfast table, with skylights and rear access enhancing both light and usability. A practical and functional hub of the home.

### Bedroom 5 / Family Room

14' 9" x 8' 3" (4.50m x 2.51m)

A highly versatile room located on the ground floor, ideal as a fifth bedroom, home office, playroom or additional reception space. Positioned conveniently alongside the shower room, it offers excellent flexibility for multi-generational living or guest accommodation.

### Shower Room

5' 9" x 4' 0" (1.75m x 1.23m)

Fitted with a modern suite including shower, WC and wash hand basin. With Jack and Jill entrance to both entrance hall and bedroom 5, providing valuable ground floor convenience.

### Landing

A bright landing area giving access to all bedrooms and the family bathroom.



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### Bedroom 1

11' 4" x 9' 11" (3.45m x 3.02m)

A well-proportioned double bedroom overlooking the front, offering ample space for wardrobes and additional furniture. Calm and neutral in presentation.

### En-Suite

A modern fitted suite with window to side, tiled walls, walk in shower cubicle, W.C. wash hand basin.

### Bedroom 2

11' 4" x 10' 6" (3.45m x 3.20m)

Another generous double room, positioned to the rear, enjoying a pleasant outlook over the garden and benefiting from excellent natural light. Built in wardrobes.

### Bedroom 3

8' 5" x 6' 8" (2.57m x 2.03m)

A comfortable single bedroom, ideal as a child's room, nursery or home office.

### Bedroom 4

7' 2" x 6' 4" (2.18m x 1.93m)

A further single bedroom, well-suited to flexible use depending on requirements. Built in wardrobe.

### Bathroom

A modern family bathroom fitted with a bath, WC and wash hand basin, finished in neutral tones.

### Garage

16' 9" x 10' 11" (5.10m x 3.33m)

A detached garage providing secure parking or additional storage, with further driveway parking to the front. personal door to garden.





## FRONT GARDEN

An attractive front garden with lawn and established planting, enhancing the property's kerb appeal, with two driveways offering generous parking alongside a detached garage.

## REAR GARDEN

A larger than average, private rear garden with patio and lawn, offering excellent space for entertaining and clear potential to extend, subject to planning.

## Driveway

4 Parking Spaces





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**Garage**  
Floor area 17.0 sq.m. (183 sq.ft.)

**Ground Floor**  
Floor area 73.3 sq.m. (780 sq.ft.)

**First Floor**  
Floor area 43.4 sq.m. (468 sq.ft.)

**Total floor area: 116.7 sq.m. (1,256.1 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