



Bespoke
ESTATE AGENTS

33 Northcourt Avenue, Reading
£700,000



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Reading, Reading

Spacious four-bedroom, three-bathroom detached home with stunning open-plan kitchen, flexible living space, two en-suites, landscaped garden with decking, and driveway parking in a sought-after location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious four-bedroom family home with versatile layout including study or bedroom four
- Impressive open-plan kitchen and breakfast room with central island and bi-fold doors
- Seamless indoor-outdoor living with direct access to a generous rear decking area
- Separate living room with feature fireplace and bay window providing excellent natural light
- Dedicated dining room offering ideal space for entertaining and family meals
- Two en-suite bedrooms including a well-proportioned principal suite
- Modern family bathroom serving remaining bedrooms
- Practical utility room providing additional storage and space for appliances
- Driveway parking for multiple vehicles to the front of the property & car port to the side
- Well-balanced rear garden combining decking, lawn and additional outdoor space for relaxation

Entrance Hall

A bright and welcoming entrance hall setting the tone for the rest of the home, with a clean, modern feel and practical space for coats and shoes. Stairs rise to the first floor, with access to the principal ground floor rooms.

Living Room

14' 0" x 12' 0" (4.27m x 3.66m)

A comfortable and well-proportioned living room centred around a feature fireplace, enhanced by a large bay window that floods the space with natural light. A perfect room to relax in the evenings, offering a cosy yet spacious feel.

Dining Room

12' 0" x 11' 6" (3.66m x 3.51m)

Positioned between the living room and kitchen, the dining room provides a defined yet connected space for family meals and entertaining, with easy flow through to the kitchen/breakfast room.

Kitchen/Breakfast Family Room

22' 6" x 13' 0" (6.86m x 3.96m)

The true heart of the home. A superb open-plan kitchen and breakfast room featuring a central island, extensive worktop space, and a range of fitted units. The space opens out beautifully to the rear garden via bi-fold doors, creating a seamless indoor-outdoor lifestyle that's ideal for entertaining, family life, and summer evenings.

Utility Room

10' 2" x 6' 5" (3.10m x 1.96m)

A practical and well-laid-out utility room offering additional storage and space for appliances, keeping the main kitchen clutter-free and functional.

Study/Bedroom 4

9' 0" x 9' 0" (2.74m x 2.74m)

A versatile room that works equally well as a fourth bedroom, home office, or playroom. Positioned to the front of the property, it offers flexibility depending on a buyer's needs.

Landing

Bedroom 1

14' 3" x 12' 4" (4.34m x 3.76m)



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14' 3" x 12' 4" (4.34m x 3.76m)

A generous principal bedroom with a calm and comfortable feel, benefiting from fitted storage and its own en-suite shower room, creating a private retreat.

En-suite 1

7' 7" x 6' 0" (2.30m x 1.83m)

A modern en-suite fitted with a shower, wash basin, and WC, finished in a clean and contemporary style.

Bedroom 2

15' 0" x 12' 3" (4.57m x 3.73m)

A spacious double bedroom with excellent proportions, also benefiting from its own en-suite, making it ideal for guests or older children.

En-suite 2

6' 0" x 5' 0" (1.83m x 1.52m)

Well-appointed with a shower, wash basin, and WC, offering convenience and privacy.

Bedroom 3

11' 6" x 9' 4" (3.51m x 2.84m)

A well-sized third bedroom, perfect for a child's room, guest bedroom, or additional workspace if required.

Bathroom

A modern family bathroom fitted with a bath, wash basin, and WC, designed to serve the remaining bedrooms.







GARDEN

The rear garden has been thoughtfully arranged to create a perfect balance of entertaining space and everyday practicality. A generous decking area sits directly off the kitchen, providing an ideal setting for outdoor dining and socialising, with a seamless connection to the indoor living space. A standout feature is the large pond, adding character and a sense of tranquillity to the garden, creating a peaceful focal point that can be enjoyed throughout the seasons. Beyond, the garden offers additional space with a mix of lawn and planted areas, all enclosed to provide privacy while remaining easy to maintain.

DRIVEWAY

4 Parking Spaces

To the front of the property, a generous driveway provides ample off-road parking for multiple vehicles, making it ideal for family life and visiting guests alike. In addition, a covered car port runs along the side of the property, offering further sheltered parking or useful additional storage, enhancing both convenience and practicality.



