



Bespoke 38 Priors Gardens, Spencers Wood
ESTATE AGENTS In Excess of £650,000



38 Priors Gardens

Spencers Wood, Reading

Beautifully presented four double bedroom detached family home overlooking an attractive green within the highly sought after Priors Gardens development.

Spacious accommodation over three floors featuring superb kitchen/dining/family room, two en-suites, landscaped garden, detached garage and driveway parking.

Council Tax band: F Tenure: Freehold EPC Rating: B

- Impressive four double bedroom detached family home across three spacious floors
- Positioned within the highly sought after Priors Gardens development
- Beautiful kitchen/dining/family room designed for modern family living and entertaining
- Generous principal bedroom with dressing area, en-suite and views over the green
- Flexible layout ideal for growing families, guests or working from home
- Landscaped rear garden with patio seating areas and established planting
- Detached garage and driveway parking positioned to the side of the property
- Attractive outlooks and easy access to nearby green spaces and country walks
- Excellent access to Reading, Green Park, M4 Junction 11 and mainline stations
- Stylishly presented throughout with bright interiors and excellent room proportions

Hallway

A welcoming central hallway with staircase rising to the upper floors, cloakroom/WC and access through to the principal reception spaces. Bright, well presented and offering an immediate sense of the home's spacious layout.

Living Room

17' 7" x 12' 6" (5.37m x 3.82m)

A spacious dual aspect reception room offering excellent proportions and a calm, comfortable atmosphere. Well balanced for both relaxing and entertaining, with plenty of space for larger furniture arrangements and views across the surrounding greenery.

Kitchen / diner / family Room

29' 10" x 14' 9" (9.10m x 4.50m)

A beautifully presented open-plan kitchen and family space forming the heart of the home. The kitchen is fitted with a comprehensive range of contemporary units with generous worktop space and integrated appliances, flowing naturally into the dining and family area. Large windows and doors allow plenty of natural light while also creating an excellent connection to the garden, making the space ideal for both everyday family living and entertaining.

Cloakroom

Fitted with a modern white suite comprising WC and wash hand basin.

Landing

Spacious landing area with built in storage cupboard, window to rear, doors to bedrooms one and two, staircase continuing to the second floor and access to two bedrooms and family bathroom.



Bedroom 1

17' 5" x 12' 5" (5.30m x 3.79m)

An impressive principal bedroom enjoying generous proportions with attractive views over the green to the front. Bright and airy throughout, the room offers space for a full range of bedroom furniture and benefits from access to a separate dressing area and modern en-suite shower room.

Dressing Area

A useful and well designed dressing area positioned to the rear, with views over garden and beyond, providing fitted storage space and helping create a more luxurious principal suite feel

En-suite

Stylishly fitted with a contemporary suite comprising walk-in shower, wash hand basin and WC with modern tiling and fittings

Bedroom 2

12' 1" x 9' 5" (3.68m x 2.86m)

A well proportioned double bedroom overlooking the front aspect, offering excellent space with built in wardrobes and space for additional furniture.

En-Suite

A modern and well presented en-suite shower room fitted with a contemporary suite comprising walk-in shower, wash hand basin and WC, finished with stylish tiling and chrome fittings. Bright and practical, serving the second principal bedroom.

Landing

Landing area providing access to two further double bedrooms and additional bathroom facilities.

Bedroom 3

13' 0" x 12' 5" (3.96m x 3.79m)

A bright and comfortable double bedroom with elevated outlooks and useful floor space, ideal as a guest room, children's bedroom or home office.

Bedroom 4

10' 9" x 9' 5" (3.28m x 2.86m)

Another generously sized double bedroom offering flexibility for growing families, guests or those working from home.

Bathroom

Well appointed bathroom fitted with a modern white suite comprising bath, wash hand basin and WC.



Bedroom 3

13' 0" x 12' 5" (3.96m x 3.79m)

A bright and comfortable double bedroom with elevated outlooks and useful floor space, ideal as a guest room, children's bedroom or home office.

Bedroom 4

10' 9" x 9' 5" (3.28m x 2.86m)

Another generously sized double bedroom offering flexibility for growing families, guests or those working from home.

Bathroom

Well appointed bathroom fitted with a modern white suite comprising bath, wash hand basin and WC.





GARDEN

The rear garden has been thoughtfully landscaped to create an attractive and private outdoor space ideal for both relaxing and entertaining. A generous patio seating area extends from the rear of the property, leading onto lawned sections with established planting, mature shrubs and decorative borders which add colour and softness throughout the seasons. The garden enjoys a pleasant balance of open entertaining space and greenery, while also benefiting from a side gate providing access to the driveway together with a personal door leading directly into the detached garage.

FRONT GARDEN

Front Garden and outlook. The property enjoys an attractive position fronting onto a pleasant landscaped green, helping create a peaceful and open outlook rarely found on many modern developments. The front garden is neatly maintained with pathway leading to the entrance, while the surrounding greenery and mature planting further enhance the home's strong kerb appeal and family-friendly setting.

GARAGE

Single Garage

Single garage fitted with light and power, together with useful eaves storage providing excellent additional space for household items, tools or seasonal storage. Accessed via the driveway and also benefiting from a personal door to the rear garden.

DRIVEWAY

2 Parking Spaces

Driveway parking positioned to the side of the property providing off-road parking and access to the detached garage. Conveniently arranged with side gated access leading through to the rear garden.



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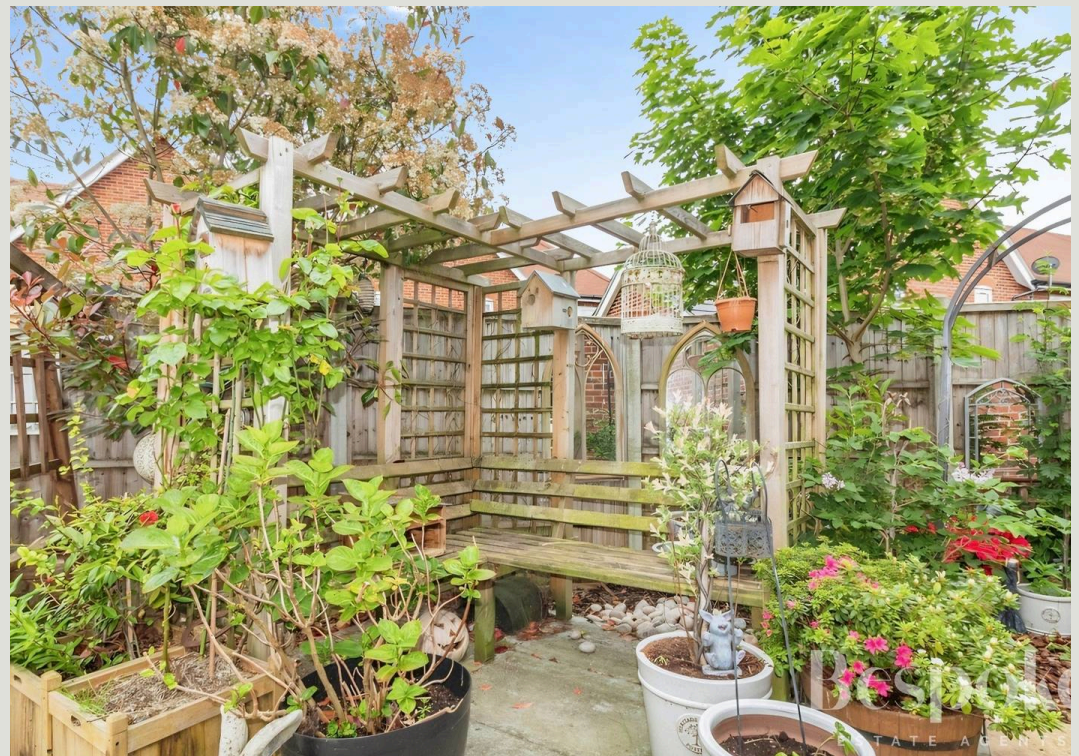
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Total floor area: 157.3 sq.m. (1,693 sq.ft.)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		93
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	