



Village Properties

1 Bay Tree Rise

Calcot, RG31 4RG

Guide price £650,000 Freehold



VillageProperties.co.uk

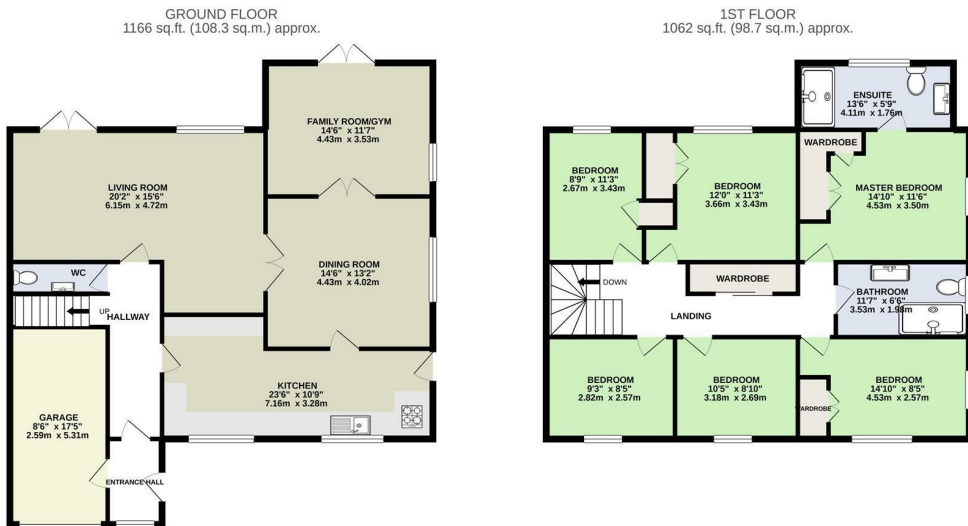
1 Bay Tree Rise

DESCRIPTION:

VP - Presented to the market is this six double bedroom detached corner plot house located in a cul de sac and within a few minutes drive from junction 12 of the M4, local shops, frequent bus services, reputable schools, miles of open countryside and woodland all sited within walking distance.

The property comprises entrance porch with door into the garage, a refitted kitchen, dining room, family/gym room, living room and downstairs WC. On the first floor there are six generous size bedrooms and the family bathroom and en suite have been tastefully updated recently.

The property boasts off road parking for several cars, corner plot garden to the front and rear and there is also a storage shed with access through to the garden.



SUMMARY OF ACCOMMODATION:

- SIX DOUBLE BEDROOMS
- GARAGE & OFF ROAD PARKING
- THREE RECEPTION ROOMS
- REFITTED KITCHEN
- WALKING DISTANCE TO WOODLAND
- CORNER PLOT
- REFURBISHED BATHROOM SUITES
- DOWNSTAIRS CLOAKROOM
- GYM/FAMILY ROOM
- STORAGE SHED

ADDITIONAL INFO:

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

VIEWING STRICTLY BY APPOINTMENT:

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