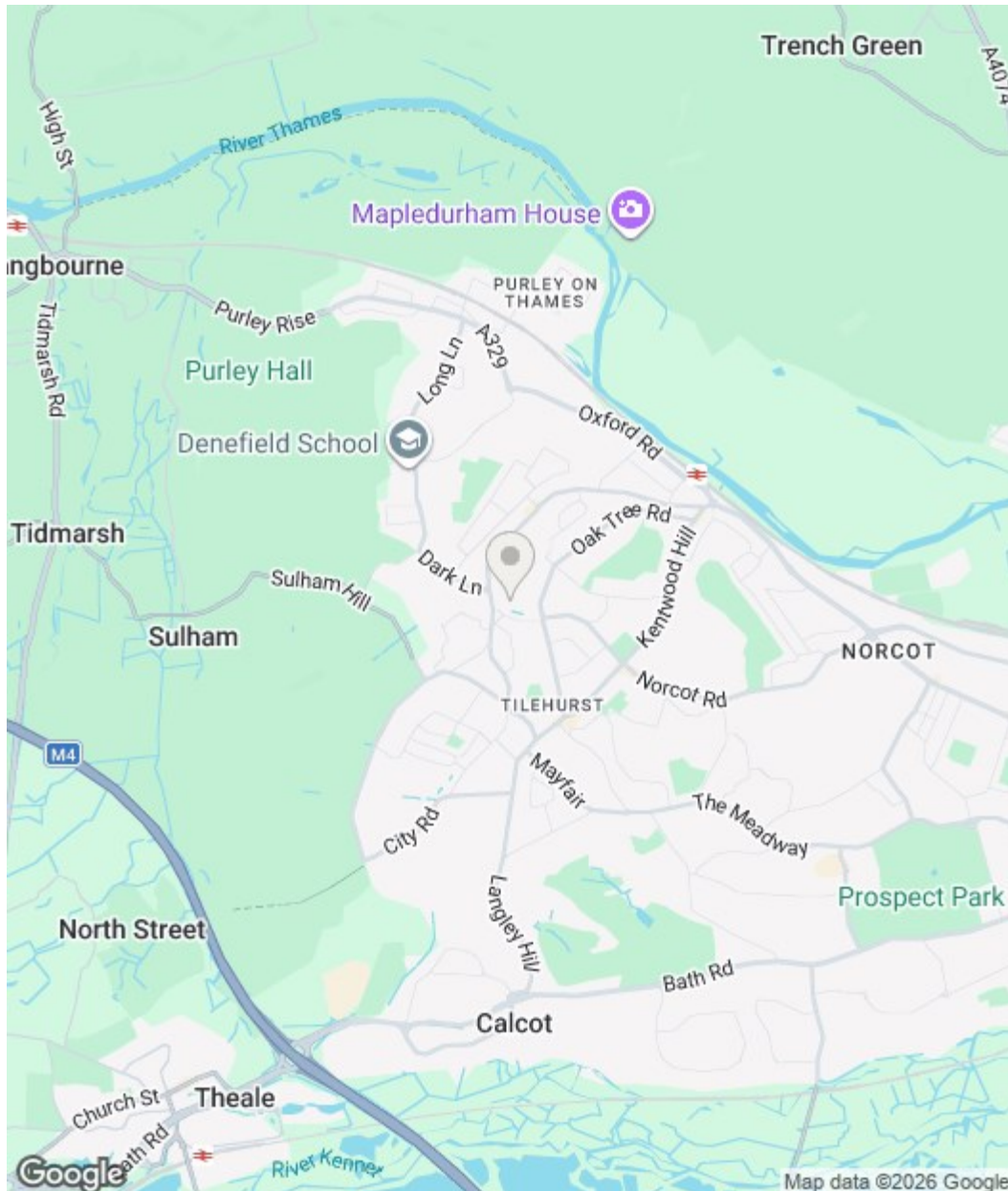




45 Fircroft Close

Tilehurst, RG31 6LJ

Guide price £465,000 Freehold



DESCRIPTION

VP - Presented to the market is this stunning semi-detached house offering a perfect blend of modern living and versatile space. Recently refurbished by the current owner, this property boasts an impressive layout that is ideal for families or those seeking extra room for guests or a home office.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a comfortable living room, perfect for relaxation. The heart of the home is the open-plan kitchen and dining area, which creates an inviting atmosphere for entertaining family and friends. Adjacent to the kitchen, a utility area provides additional convenience, while a sunroom offers a delightful space to enjoy the garden views. An optional bedroom or reception room on the ground floor adds to the flexibility of this home, catering to your individual needs.

The first floor features three well-proportioned bedrooms, complemented by a dressing or office room, making it easy to adapt the space to suit your lifestyle. Two modern bathrooms ensure that morning routines run smoothly for the whole family.

Outside, the rear garden is a lovely retreat, featuring a patio and lawn area, perfect for outdoor gatherings or simply enjoying the fresh air. A side access gate provides practicality for garden maintenance or additional storage.

Council tax band - E

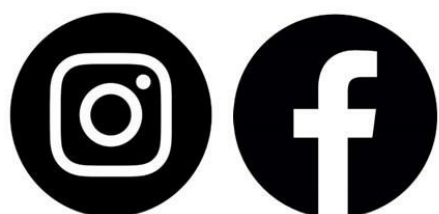
SUMMARY OF ACCOMMODATION

- FOUR/FIVE BEDROOMS
- SEMI DETACHED HOUSE
- GARAGE NEARBY
- THREE BATHROOMS
- REFURBISHED
- LANDSCAPED REAR GARDEN
- SUN ROOM
- 360 VIRTUAL TOUR
- ON A QUIET WALKWAY
- STREET PARKING

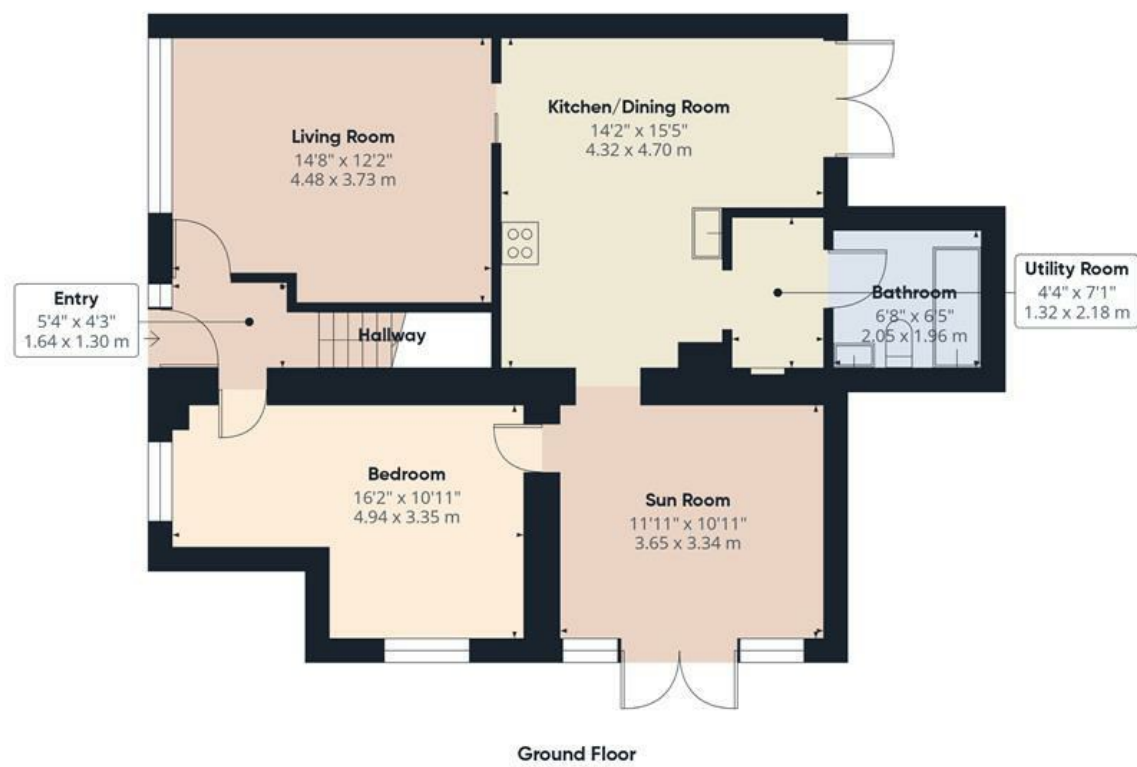
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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Approximate total area^m
 1342 ft²
 124.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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