



6 Littlecote Drive, Reading, Berkshire, RG1 6JD
Offers In Excess Of £700,000 Freehold

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Residential Sales & Lettings

- Outstanding Extended Semi Detached House
- Favoured Cul-de-sac Location Close To Amenities
- Fantastic Extended Kitchen/Breakfast Room
- Utility Area, 2nd Ground Floor Shower Room
- Secluded Westerly Aspect Corner Plot Rear Garden
- 150 sq. m. (1615 sq. ft.) Of Versatile Accommodation
- Sitting Room, Extended Living Room/Dining Area
- Versatile Air Conditioned Bedroom 4 or Family Room with Wet Room
- 3 Bedrooms Serviced By Four Piece Bathroom
- Driveway Parking

This fabulous semi detached home occupies a westerly aspect corner plot in a well regarded cul-de-sac within 1.5 miles of Reading town centre and boasts 150 sq. m. (1615 sq. ft.) of beautifully presented and versatile accommodation giving great flexibility suit many and changing requirements. Conveniently located yet tucked away, Littlecote Drive is within close proximity of parks, schools, shops and supermarkets, near public transport links with bus services within striking distance, and Reading West and Reading main line train station in the town centre are all within circa 25 mins walk. Both Junctions 11 (with A33 linking to M3) or 12 of the M4 Motorway are each a simple commute by car of circa 3.5 miles.

Beautifully presented throughout, this popular 'Haddock' built 1930's property has been thoughtfully and modestly extended to the ground floor to provide a well proportioned, stylish and highly desirable home tastefully finished to a high specification throughout. Deceptively spacious from the front, the property is approached via a paved driveway frontage providing parking for 2 cars and continues to a courtyard area the side of the property. Under the feature open porch, the original stained glass window front door with matching flanking stained glass windows opens to a welcoming entrance hall with engineered oak flooring has stairs rising to the first floor and doors to the sitting room, living room, kitchen and also a useful ground floor shower room/cloakroom. The sitting room with large front aspect bay window and exposed brick open fireplace and wood burner provides an important and versatile separate reception room which could also be used as an office, playroom or bedroom. The cosy living room opens to a dining area where tri-fold doors lead to the garden and internal glazed folding doors link the breakfast area providing a highly desirable and practical living space. Also with tri-folding doors to the patio and rear garden, the kitchen/breakfast room features a part vaulted ceiling with glazed gable over an island unit with marble work top incorporating breakfast bar. With a window to the side aspect, the kitchen is very well appointed with a comprehensive range of contemporary units and ample marble work top space and includes a built in pantry. A door from the breakfast area leads to an inner hallway with doors accessing both the front courtyard and the rear garden and continues to a utility area with front aspect window. 'Herring Bone' oak effect luxury laminate flooring continues into the spacious and versatile 4th bedroom/family room. Complemented by air conditioning, a 5 panel folding door to the rear garden and features to include integrated ceiling speakers and under floor heating, this adaptable space is currently used as a multi-purpose studio proving desk, gym, yoga, cinema and play space but by including the fully tiled wet room could also make a chic bedroom suite or likewise with opportunity to create an annexe or self contained studio bedsit (subject to all necessary consents). On the first floor, the side side aspect landing services the traditional 3 well proportioned bedrooms and a fully tiled dual aspect bathroom with four piece suite and includes a heated towel and heated tiled floor.

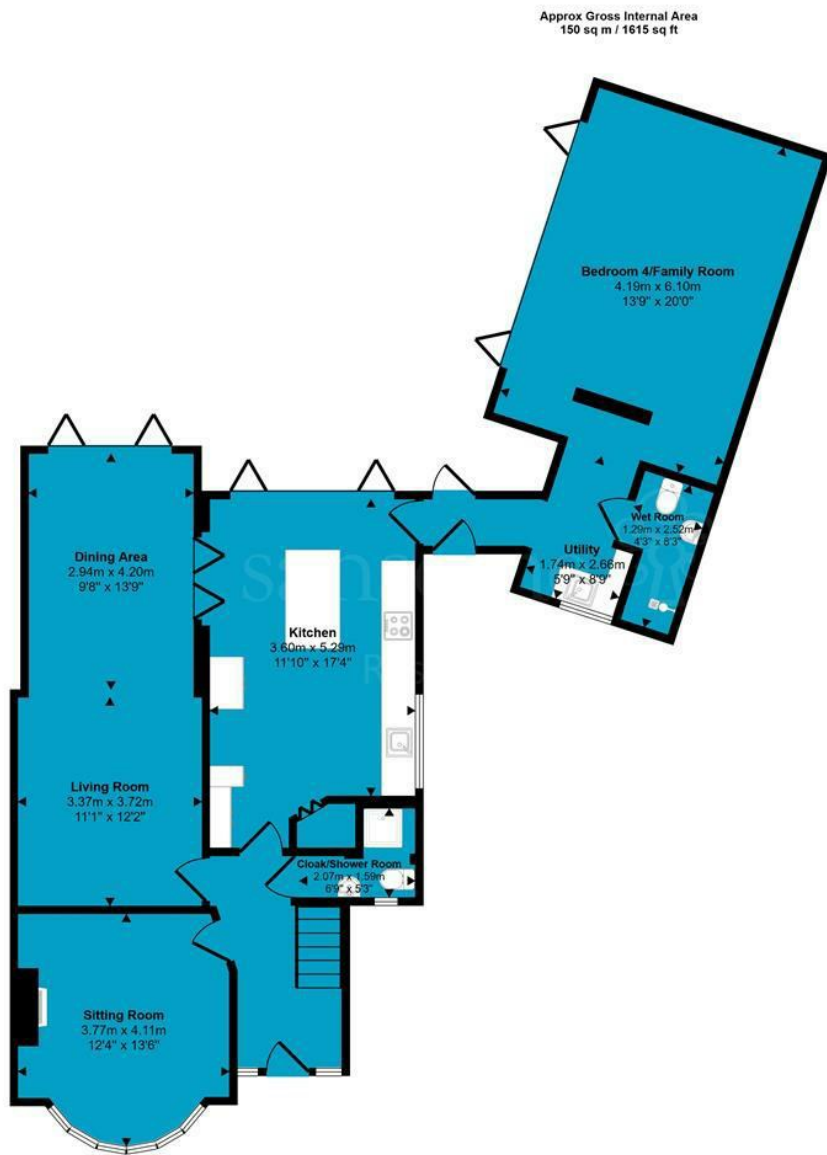
Outside, being on a favourable corner plot which widens from the front to the rear and boasting a westerly aspect. the rear garden enjoys a good level of seclusion. Fully enclosed by wooden fencing, the patio area extends across the entire property and links all the living spaces with seamless thresholds creating a sought after inside/outside flow as well as a lovely sitting, dining, relaxing and entertaining space. The remainder of the larger than average garden is laid mainly to lawn with an established tree in the centre, a second triangular patio area and various shrubs/plants to the edges.

With so many notable features to list and flooded by natural light throughout, although already offering ample accommodation, the property could also be further enlarged with opportunity for a loft conversion (subject to all necessary consents) with many neighbouring homes having already done so.

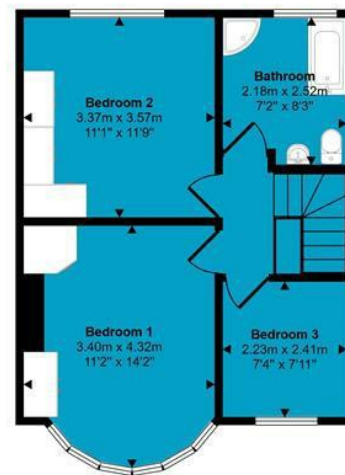
Please contact Sansome & George Estate Agents who are pleased to bring this magnificent property to the market to schedule a viewing appointment or for any further information.

Reading Borough Council - Band E



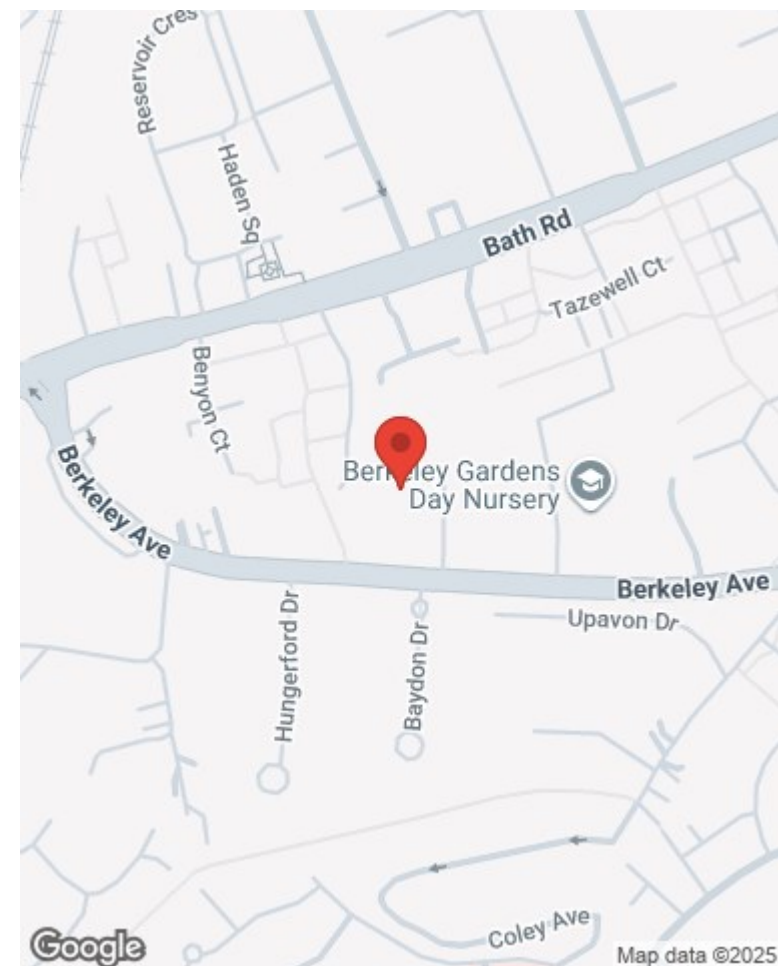


Ground Floor
Approx 108 sq m / 1157 sq ft



First Floor
Approx 42 sq m / 457 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

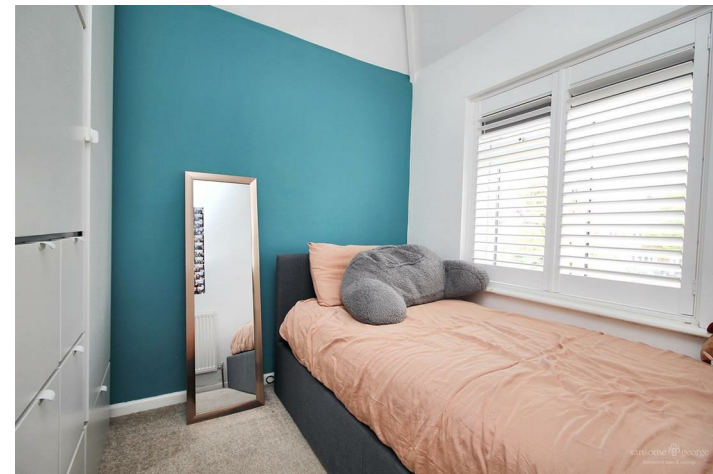


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

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