

PROPERTY AGENTS

JPKnight



Grimmer Way, Woodcote, RG8 0SN



Grimmer Way, Woodcote

An immaculately presented detached family home set in this popular residential road and village.

Accommodation benefits a spacious living room with bi-fold doors to the garden, modern kitchen/breakfast room, separate dining/family room and cloakroom.

Outside the rear garden offers a great deal of privacy with paved terrace leading to an established lawn interspersed with trees.

The property has a driveway and garage to the front and is ideally located within close proximity to the highly regarded primary and secondary schools, village shops and amenities.



Tenure - Freehold

The property is double glazed throughout with gas central heating to radiators.

Accommodation

Entrance hall: 16'5 long, wood floor, radiator and cover, under stair storage cupboard, stairs to landing.

Kitchen/Breakfast Room: 13'8 x 10'1 Two windows to front, contemporary range of storage units and worktop, integrated dishwasher, has hob and extractor hood above, double oven, space for fridge/freezer, radiator, downlighters.

Living Room: 18'2 x 11'9 Bi-fold doors to garden, wood floor, two radiators.

Dining/Family Room: 11'8 x 8'10 Window to rear, radiator.





Cloakroom: Window to front, white two-piece suite including basin vanity unit, tiling, radiator.

Stairs to landing: Window to side, loft access, airing cupboard.

Bedroom 1: 11'9 x 10'5 Window to rear, radiator.

Bedroom 2: 11'9 x 10'2 Window to rear, radiator.

Bedroom 3: 11'1 x 10'9 (max) window to front, radiator, storage cupboard.

Bedroom 4: 9'9 x 7'9 Window to front, radiator.

Bathroom: Window to side, white three-piece suite, chrome radiator, tiling.

Outside

To the front there is a driveway with parking for several cars, flanked with lawn, silver birch trees and mature shrubs leading to a garage.

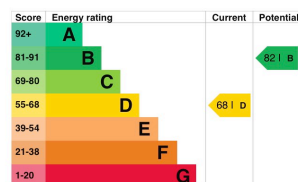
Garage: 17'4 x 8'6 Up and over door, power and light, eaves storage, appliance space, door to rear garden.

The rear garden offers a great deal of privacy with a full width paved terrace, established lawn interspersed with trees, a gravel dining area with pergola above, timber fence and brick boundary, and gated access to the front.



Directions

Head south on St Martins Street towards Market Place and continue onto St Marys Street and Reading Road. At the roundabout take 1st exit onto A4130 Nosworthy Way and at the next roundabout take the 2nd exit onto Port Way A4074 for 4.5 miles. Take the 2nd Woodcote turning on the right onto Reading Road and left onto Greenmore. Turn right into Grimmer Way where the property will be found on the right.



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

