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## 48 FIRETHORN, SHINFIELD, READING, BERKSHIRE, RG2 9GD



- Four Bedroom Detached Home
- Stunning Landscaped Rear Garden
- Spacious Kitchen/Dining Room
- Refitted Family Bathroom Suite
- Full Floor Master Suite
- Separate Drive & Detached Garage
- Just Over 2 Miles To J11 Of M4
- Two En-suite Shower Rooms

Asking Price £650,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



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## PROPERTY DESCRIPTION

Situated at the bottom of a quiet cul-de-sac is this well presented four-bedroom detached family home set over three floors. Set at the bottom of a quiet cul-de-sac location and conveniently for easy access to local amenities, transport links and Shinfield Studios as well as being just over 2 miles from J11 of the M4. Set over three floors the versatile accommodation is well proportioned throughout and comprises of a modern kitchen/diner, living room & refitted W.C. on the ground floor. Upstairs on the first floor there are three well generous sized bedrooms with the guest bedroom benefitting from an en-suite shower room and a refitted family bathroom suite. On the top floor there is a master suite with built in wardrobes and an en-suite shower room. Outside there is a private drive giving access to a detached garage and a stunning landscaped garden. EPC B

## LOCAL INFORMATION

School Green is the heart of Shinfield village and comprises the village green, pubs, shops and Shinfield Primary School and recreation grounds. The historic church of Shinfield St Mary's can be found in Church Lane on the north-west ridge of Shinfield Village. Nearby is Lower Earley, with all its facilities including superstores, a petrol station, take aways and restaurants. Shinfield gives commuters easy access to M4, A33 and A329m. Local shops cater for day-to-day needs whilst more extensive shopping facilities may be found in the bustling market town of Wokingham and the town of Reading with its Oracle Shopping Centre. Railway stations providing services to London and the West Country may be found at Winnersh, Wokingham and Reading. Access to the M4 is available via Junction 11 which in turn provides access to Heathrow Airport, Central London, the West Country and M25.



### ACCOMMODATION

The property is accessed via the entrance hall that gives access to the first floor via stairs as well as doors leading to the refitted W.C., living room and kitchen/dining room. On the first floor the landing gives access to the second floor and has doors to bedroom two, three and four as well as the refitted family bathroom. Bedroom two has access to an en-suite shower room. On the top floor lies the master suite which takes the whole floor with built in wardrobes and a further en-suite shower room.

### OUTSIDE SPACE

To the side there is driveway parking for several cars as well as side pedestrian access and access to the detached garage. To the rear there is a landscaped garden over two levels with a pergola and raised beds.

### LOCAL AUTHORITY and SERVICES

Water, mains, gas and electric connected  
Wokingham Borough Council  
Council Tax Band F





### **CONVEYANCING**

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

### **MORTGAGES**

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

### **LETTINGS and MANAGEMENT**

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

### **DISCLAIMER**

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

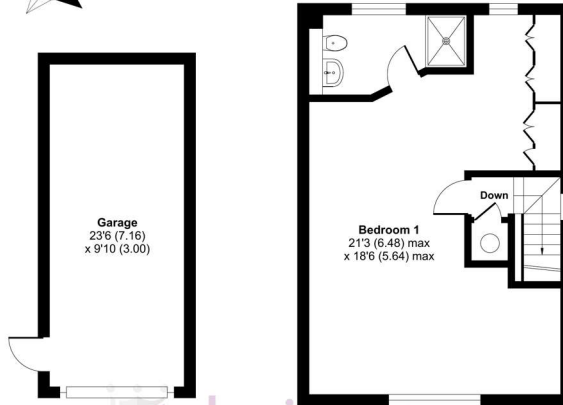
### **BUYERS INFORMATION**

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

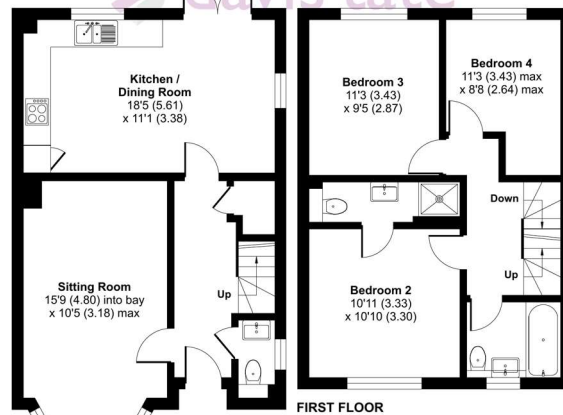
### **REFERRAL FEES**

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1500 sq ft / 139.4 sq m  
 Garage = 231 sq ft / 21.4 sq m  
 Total = 1731 sq ft / 160.8 sq m  
 For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richoccm 2024. Produced for Davis Tate. REF: 1124476