



**Bespoke**  
ESTATE AGENTS

25 Otter Drive, Calcot  
£635,000



## 25 Otter Drive

Calcot, Reading

Stunning 4-bed Bellway Home in cul-de-sac next to countryside. Spacious open-plan kitchen, garage, modern bathrooms, private garden with patio. Ideal for families, remote work. Close to amenities, transport.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two Year Old Bellway Home
- Cul-De-Sac Location Adjacent to Countryside
- Four Generously sized bedrooms, ideal for family living or working from home
- Stylish and Spacious Open Plan Kitchen Dining Room
- Garage & Ample Off-Road Parking
- Spacious Living Room, with feature bay window and pleasant outlook
- A modern family bathroom, an en-suite to the master bedroom, and a downstairs cloakroom.
- Excellent Transport Links & Close To Local Amenities
- Separate Utility Room
- Landscaped Private Rear Garden

## Entrance Hall

Ample space for coats and shoes, doors to all rooms, stairs to first floor, built in storage cupboard.

## Cloakroom

Double glazed window to the front, a modern fitted white suite with concealed cistern W.C., wash hand basin, half-tiled walls, radiator.

## Living Room

16' 2" x 11' 9" (4.92m x 3.57m)

Feature box bay, double glazed window to front, with pleasant views over greenery, radiator.

## Kitchen/Dining/Family Room

19' 11" x 8' 8" (6.06m x 2.64m)

A versatile and inviting space, this area seamlessly combines practicality with comfort. The modern kitchen features sleek white units, an integrated dishwasher, a built-in gas hob with an extractor hood, and a built-in oven, all complemented by stylish contrasting worktops. A convenient built-in storage cupboard provides additional space, with a door leading to the utility room. The open-plan design offers ample room for a dining table and chairs or a relaxed family seating area. Natural light floods in through a rear-aspect window overlooking the garden, while French doors open onto the patio, creating a perfect indoor-outdoor flow.



## Utility Room

6' 0" x 5' 6" (1.84m x 1.68m)

Door to side, space and plumbing for domestic appliances.

## Landing

Doors to bedrooms and bathroom, built in airing cupboard, access to loft.

## Bedroom One

15' 1" x 9' 9" (4.59m x 2.97m)

Front aspect with pleasant views overlooking greenery, radiator, built-in wardrobe, door to en-suite.

## En-Suite

Side aspect window. A modern fitted white suite with walk in double width shower cubicle, concealed cistern W.C. wash hand basin, tiled surrounds, radiator.





#### **Bedroom Two**

11' 5" x 9' 3" (3.48m x 2.83m)

Rear aspect overlooking the garden, radiator.

#### **Bedroom Three**

10' 4" x 7' 9" (3.16m x 2.36m)

Rear aspect over looking the garden, radiator.

#### **Bedroom Four**

9' 10" x 9' 4" (2.99m x 2.85m)

Front aspect with pleasant views over greenery, radiator.

#### **Bathroom**

Side aspect window. A modern fitted white suite with enclosed bath, shower screen and shower over, concealed cistern W.C. floating wash hand basin, radiator.

#### **Garden**

A fully enclosed, wonderful private garden with full width spacious patio area, perfect for entertaining, or just to sit out on and unwind. Gate to side for personal pedestrian access, remainder is lawn with flower borders.

#### **Garage**

Single Garage

To the side of the property with up and over door.

#### **Driveway**

2 Parking Spaces

Driveway leading to the garage providing off road parking.



