



**Bespoke**  
ESTATE AGENTS

12 Catcliffe Way, Lower Earley  
£550,000



## 12 Catcliffe Way

Lower Earley, Reading

Spacious detached family home offering 3-4 bedrooms, a standout 25ft kitchen, separate utility room, and a private garden with patio. Well-presented throughout with a versatile layout, ideally located close to Hillside Primary School, local amenities and a nearby nature reserve. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Extended detached family home in a popular residential location
- Walking distance of Hillside Primary School, local amenities and nature reserve
- Spacious and well-balanced accommodation across two floors
- Bright and comfortable living room ideal for everyday family living
- Modern 25' kitchen with ample worktop and storage space
- Separate utility/laundry room for added practicality
- Ground floor cloakroom
- Three well-proportioned bedrooms, including a generous principal bedroom
- Flexible family room offering potential for a fourth bedroom
- Private rear garden with patio area, ideal for outdoor entertaining

### Hallway

A welcoming entrance hall providing access to the main living areas, with doors leading to the living room and ground floor cloakroom. Finished with the same quality flooring that flows through into the living space, it creates a consistent and cohesive feel from the moment you enter the home, setting the tone for the rest of the property.

### Cloakroom

Conveniently located on the ground floor, the cloakroom is fitted with a low-level WC and wash hand basin. A window provides natural light and ventilation, making this a practical addition for everyday use and for guests.

### Living Room

13' 3" x 15' 8" (4.03m x 4.77m)

A bright and well-proportioned living room offering a comfortable and versatile space to relax and unwind. The room benefits from a large front-facing window allowing for plenty of natural light, complemented by neutral décor and warm wooden flooring that runs throughout. There is ample space for larger furniture arrangements, making it ideal for both everyday family living and entertaining, while the open layout provides a natural flow through to the rest of the ground floor. Positioned centrally within the home, it creates a welcoming and sociable environment, perfectly suited to modern family life.



### Kitchen/Dining Room

11' 0" x 25' 0" (3.35m x 7.62m)

A superb open-plan kitchen/dining space that forms the heart of the home, perfectly designed for modern family living and entertaining. Extending over 25ft in length, this impressive room offers clearly defined areas for cooking, dining and socialising, all brought together with a natural flow from the adjoining living room. The kitchen is fitted with a comprehensive range of units, complemented by generous worktop space and integrated appliances, while a large window above the sink provides a pleasant outlook and plenty of natural light. Skylights above the kitchen area further enhance the sense of space and brightness throughout. The dining area comfortably accommodates a large table, ideal for family meals or hosting, with direct access out to the garden creating an easy connection between indoor and outdoor living. This is a space that adapts effortlessly to both everyday life and entertaining on a larger scale.

### Laundry Room

4' 4" x 8' 4" (1.32m x 2.55m)

A practical and well-designed utility room providing valuable additional space, keeping laundry and household tasks separate from the main living areas. Fitted with worktop space and plumbing for appliances, this room also offers useful storage solutions, ideal for coats, shoes and everyday essentials. Positioned just off the kitchen, it enhances the overall functionality of the ground floor, helping to keep the main living and entertaining spaces clean, organised and clutter-free



### Bedroom 4/Family Room

8' 2" x 13' 10" (2.49m x 4.22m)

A versatile ground floor room offering excellent flexibility to suit a range of needs. Currently arranged as an additional bedroom, it could equally serve as a family room, home office or playroom, making it ideal for modern living where adaptable space is key. Well-proportioned with a pleasant front-facing aspect, the room benefits from natural light and a continuation of the quality flooring found throughout the ground floor. Its position away from the main living areas also provides a sense of separation, perfect for guests, working from home or growing families needing additional space.

### Landing

A bright and well-presented landing providing access to all first floor rooms. A window allows for natural light, enhancing the sense of space, while the layout offers a practical and easy flow between bedrooms and the family bathroom. Built in airing cupboard.

### Bedroom 1

9' 0" x 13' 3" (2.74m x 4.03m)

A well-proportioned principal bedroom offering a calm and comfortable space to unwind. The room benefits from a large window allowing for plenty of natural light, complemented by neutral décor that enhances the sense of space. There is ample room for a double bed and additional furniture, with space for wardrobes and storage, making it both practical and versatile for everyday living.

### Bedroom 2

9' 3" x 10' 11" (2.82m x 3.34m)

A well-sized second bedroom, currently arranged as a double room, offering flexibility for a range of uses including a guest bedroom, home office or nursery. A window provides natural light, while the layout allows space for bedroom furniture or a workstation, making it a practical and versatile room.





### Bedroom 3

6' 6" x 6' 8" (1.97m x 2.02m)

A comfortable third bedroom, ideal as a child's room, nursery or home office. The room benefits from a window allowing for natural light and includes a built-in wardrobe, providing useful storage while maintaining floor space. There is room for a single bed and additional furniture, making it a practical addition to the home.

### Shower Room

A modern and well-appointed family bathroom, fitted with a contemporary suite including a walk-in shower, low level WC and wash hand basin with vanity storage. Finished with stylish tiling and complemented by a window allowing for natural light and ventilation, the space offers both practicality and a clean, modern feel.

### Garden

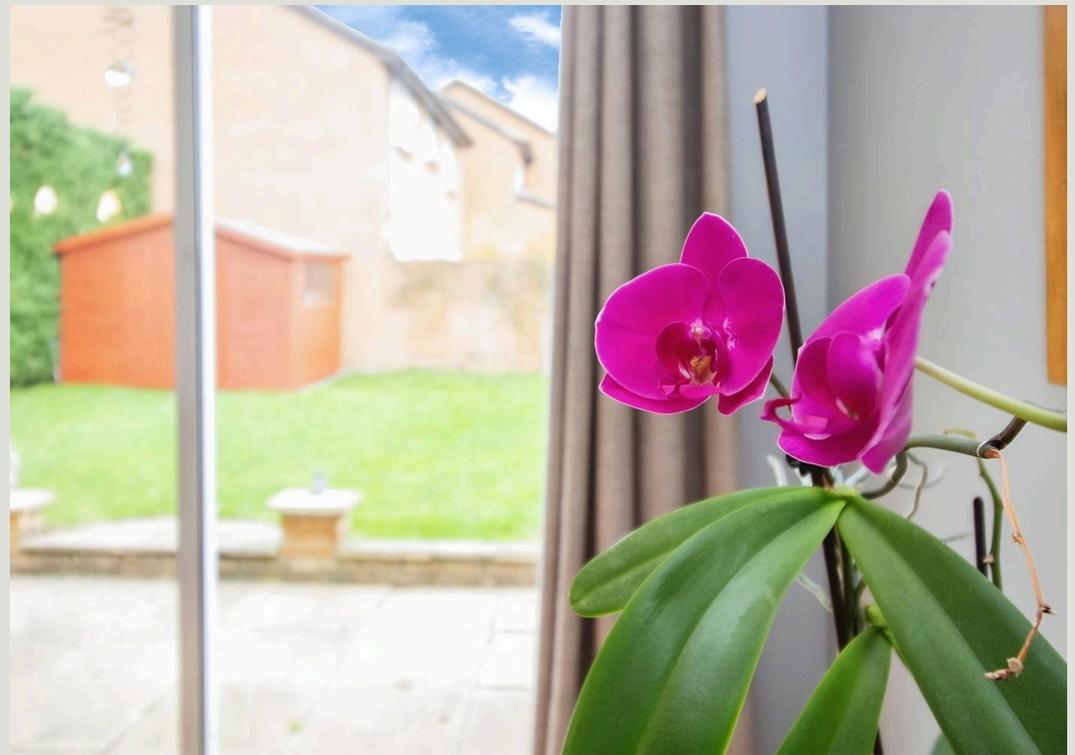
A private rear garden offering a great balance of lawn and patio space, ideal for both relaxing and entertaining. Enclosed by mature hedging, it provides a good level of privacy along with a safe and usable space for children and pets. A garden shed offers additional storage, and there is the added benefit of side access.

### DRIVEWAY

4 Parking Spaces

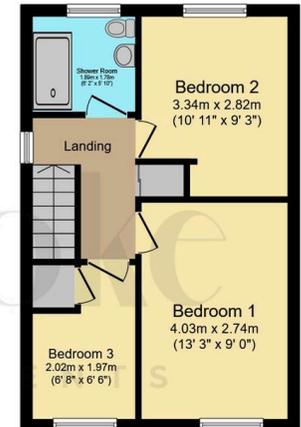
A well-kept frontage with driveway parking, creating a smart first impression and practical day-to-day convenience.







**Ground Floor**  
Floor area 65.8 sq.m. (708 sq.ft.)



**First Floor**  
Floor area 35.7 sq.m. (384 sq.ft.)

**Total floor area: 101.5 sq.m. (1,092 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)