



**NORTON ROAD, RISELEY, BERKSHIRE, RG7
OFFERS IN EXCESS OF £600,000 FREEHOLD**

A CONTEMPORARY HIGH SPECIFICATION FAMILY HOME IN A QUIET COUNTRY LANE CLOSE TO TRANSPORT LINKS

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DESCRIPTION:

Northview is a contemporary detached family homes built to exacting standards in 2018 and located in a quiet country lane in the village of Riseley walking distance to Wellington Country Park. Ideally located offering excellent access to both Reading Town Centre (under 8 miles) and Basingstoke (10 Miles) and the M4 at junction 11 (5 miles) and just 3 miles from Mortimer Train Station this delightful home offers the peace and tranquillity of the countryside yet is close to local amenities and transport links.

Built to a high specification living accommodation comprises; a 22 ft kitchen/family room with a range of AEG appliances, granite work surfaces, underfloor heating and bi-fold doors opening on to the generous rear garden. A 22ft living room, w/c and utility room complete the ground floor. On the first floor there are three double bedrooms, two with en-suite bathrooms and a further family bathroom all with designer fittings and a large landing suitable for use as a study or reading area. There is a large loft room suitable for use as a 'spare' room or play room on the top floor complete with eaves storage and a boiler room. In the rear garden there is a 'out-house' with power which could be utilised as a study space/studio or gym and there is driveway parking to the front. Not only are these homes built to a high specification they are also highly efficient with a Mitsubishi renewable energy heat pump and LED lighting throughout. completing the features of these beautiful homes are a water softener, alarm system and CCTV systems all fitted as standard.

AT A GLANCE

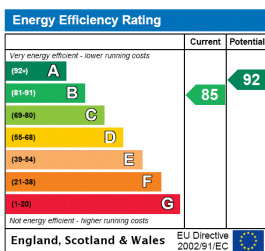
- A contemporary Detached Family Home in a Quiet Country Lane built in 2018
- 22ft. Open Plan Kitchen/Family Room with Bi-fold Doors on to Rear Garden
- Granite Work Surfaces and AEG Appliances
- 22ft. Living Room, W/C and Utility Room
- Three Bedrooms Plus a Loft Room
- Two Ensuite Bathrooms and a Family Bathroom
- Out House and Off Road Parking
- Efficient Air Source Heat Pump System
- Water Softener, CCTV and Alarm System







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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