



**Cambrian Way, Calcot, RG31**

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**Asking Price: £515,000**

Freehold

# Cambrian Way, Calcot, RG31

**Asking Price: £515,000**

- Large Detached Home
- Over 1800sq.ft Of Accommodation
- 5 Bedrooms
- 3 Bathroom
- Stunning Kitchen/Breakfast Room
- Utility Room
- Tucked Away Location

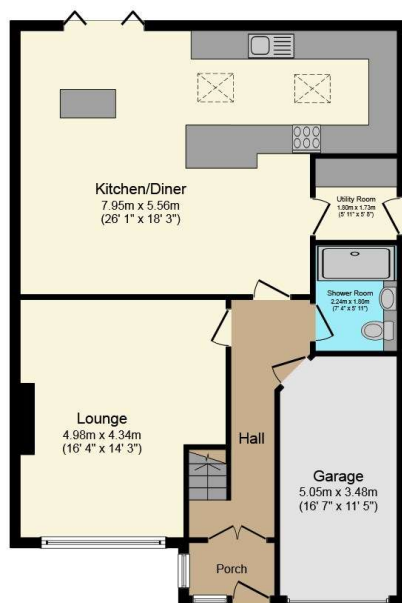
PARKERS - Nestled in a tucked away spot, just off 'The Chase' this imposing 5 bedroom detached home comes to market in smart order, with in excess of 1800sq.ft of accommodation and a stunning kitchen/breakfast room, which opens on to the garden.

Set over two floors the sizeable accommodation includes: an entrance hall, a living room, ground floor shower room and a stunning kitchen/breakfast room with doors leading to the garden. The Kitchen is stylishly appointed, has ample space for everyday living and gives a real 'hub' to the home.

To the first floor there is a sizeable master bedroom with en-suite, four further bedrooms and a family bathroom.

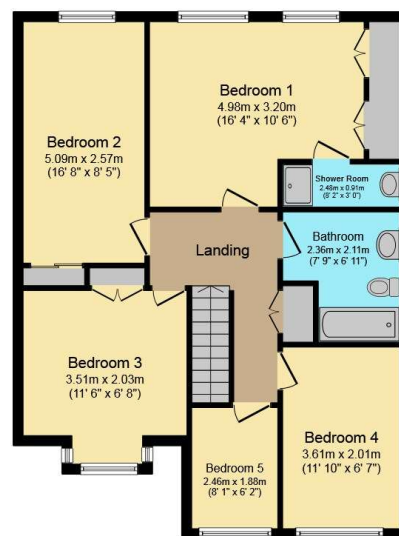
Outside the rear garden extends to 44ft in length and has a Westerly aspect to catch the afternoon sun, there are patios to sit and a low maintenance artificial lawn. To the front there is off-road parking and a garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Ground Floor

Floor area 90.0 sq. m. (969 sq. ft.) approx



## First Floor

Floor area 79.0 sq. m. (850 sq. ft.) approx

Total floor area 169.0 sq. m. (1,819 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

