



**\*\* IMPRESSIVE AND SPECTACULAR \*\*** A very rare opportunity to own this impressive and spectacular four bedroom detached family home which was been tastefully extended by the current owners in July 2019 to provide a breathtaking family space occupying the whole of the rear of the property and creating a family home of approximately 2300sqft. The main area of transformation has been to the ground floor accommodation with its extension providing a large kitchen and dining area with a family room, furthermore you will find a large separate living room, study, WC and a newly fitted utility room. Upstairs there are four good size bedrooms, family bathroom and En-Suite shower rooms off bedroom two and the master bedroom. The finish to the property is at an incredibly high specification with a fully equipped Applewood kitchen, including Siemens appliances with a separate full height fridge and freezer, induction hob, double oven, microwave, dishwasher, wine cooler and instant Quooker hot/freshwater tap. Throughout the new addition to the property the flooring is laid with large porcelain tiles with the added benefit of under floor heating. Situated in a private road in front of Wykery Copse makes it an ideal location. One of only four properties in this road

**\*\* IMPRESSIVE AND SPECTACULAR \*\*** A very rare opportunity to own this impressive and spectacular four bedroom detached

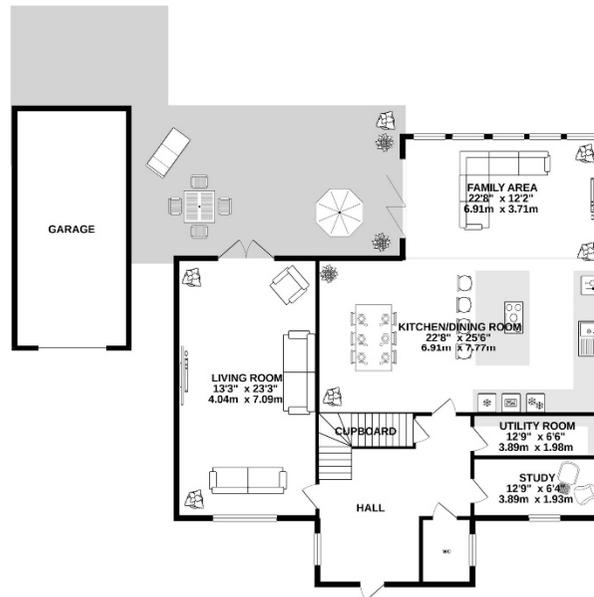




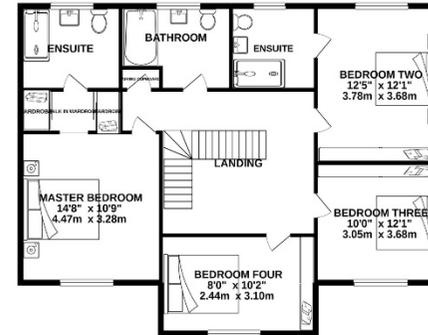
- Substantial Family Home
- Four Good Proportioned Bedrooms
- Improved & Extended
- Spectacular Ground Floor Accommodation
- Ensuite Shower Rooms to the Master Bedroom and Bedroom Two
- Larger than average Garage
- Double Width Driveway Parking
- West Facing Sunny Rear Garden



GROUND FLOOR



1ST FLOOR



EPC ratings: /

CTax band: Unk

Made with Metropix ©2020



### Entrance

Side elevation double glazed window, tiled flooring, stairs rising to first floor, built in storage cupboard, doors to all rooms, radiator.

### Downstairs Cloakroom

Side elevation double glazed frosted window, low level WC, pedestal hand wash basin. tile flooring, Radiator.

### Study 12'9" (3.89m) x 6'4" (1.93m)

Front elevation double glazed window, BT point, radiator.

### Living Room 23'0" (7.01m) x 13'3" (4.04m)

Light and Airy dual aspect with a front elevation double glazed window, rear elevation double glazed French doors to patio, wood flooring, TV point, BT point, two radiators.

### Kitchen - Diner - Family Room 25'6" (7.77m) x 22'8" (6.91m)

### Kitchen Area 22'8" (6.91m) x 15'2" (4.62m)

A range of eye and base level units with flat edge Quartz work surfaces, integrated five ring hob with extractor fan over, integrated full height fridge, integrated full height freezer, built in high level double oven and combination microwave, integrated dishwasher, inset sink and drainer, large breakfast bar with wine cooler, Quooker hot and cold water tap, large dining area, tiled flooring, under floor heating.

### Family Area 12'2" (3.71m) x 22'8" (6.91m)

Side elevation double glazed bi-folding doors, large lantern, rear elevation double glazed windows, TV point, tiled flooring, under floor heating.

### Utility Room 12'9" (3.89m) x 6'6" (1.98m)

A range of eye and base level units with rolled edge work surfaces, inset stainless steel sink and drainer, space for washing machine, tiled flooring, radiator.

### Landing

Loft hatch, built in airing cupboard, doors to all rooms, radiator.

### Master Bedroom

12'8" (3.86m) x 10'9" (3.28m)

Front elevation double glazed window, TV point, BT point, radiator.

### Dressing Room

Built in his and hers double wardrobe.

### En-Suite

Rear elevation double glazed frosted window, low level WC, pedestal hand wash basin, double shower cubicle, part tiled walls, tiled flooring, radiator.

### Bedroom Two 12'1" (3.68m) x 12'5" (3.78m)

Rear elevation double glazed window, built in wardrobe with hanging space and shelving, TV point, BT point, radiator.

### En-Suite

Rear elevation double glazed frosted window, low level WC, pedestal hand wash basin, double shower cubicle, part tiled walls, tiled flooring, radiator.

### Bedroom Three 12'1" (3.68m) x 10'0" (3.05m)

Front elevation double glazed window, built in wardrobe with hanging space and shelving, TV point, BT point, radiator.

### Bedroom Four 10'2" (3.1m) x 8'0" (2.44m)

Front elevation double glazed window, built in wardrobe with hanging space and shelving, radiator.

### Bathroom

Rear elevation double glazed frosted window, low level WC, pedestal hand wash basin, panel enclosed bath, part tiled walls, tiled flooring, radiator.

### Outside

#### To the Rear

South Westerly facing sunny garden flooded with sun light which is mainly laid to lawn garden with newly laid and large social patio area which can be accessed through the side gate.

#### To the Front

Low maintenance front garden.

## appointment to view

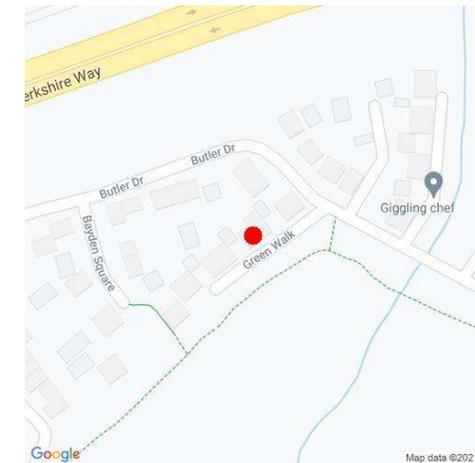
date: ..... time: .....

viewing with...

owner: .....

sears agent: .....

## locate the property



scan with your smartphone or tablet for full property details



THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. ALL STATEMENTS IN THESE DETAILS ARE MADE WITHOUT LIABILITY ON THE PART OF SEARS PROPERTY OR THE SELLER.

THEY SHOULD NOT BE RELIED UPON AS A STATEMENT OR REPRESENTATION OF FACT AND, ALTHOUGH BELIEVED TO BE CORRECT, ARE NOT GUARANTEED AND FORM NO PART OF AN OFFER OR CONTRACT.

ANY INTENDING BUYERS MUST SATISFY THEMSELVES AS TO THEIR CORRECTNESS. PLEASE NOTE THAT ALL APPLIANCES AND HEATING SYSTEMS ARE NOT TESTED BY SEARS PROPERTY AND THEREFORE NO WARRANTIES CAN BE GIVEN AS TO THEIR GOOD WORKING ORDER.

## we're here to help

If you've any further questions, please speak to this property's dedicated agent directly:

Martin Hembra 01344 309990

01344 481111

12 High Street, Bracknell, Berkshire RG12 1LL

searsproperty.co.uk

hello@searsproperty.co.uk

find sears property on facebook

@searsproperty

rightmove.co.uk

PrimeLocation.com

Zoopla.co.uk

sears select by sears property

