



**sears**  
property, clear & simple

3 Bedrooms Detached  
Crutchley Wood Jennetts  
ParkBracknell Berkshire RG12 8BZ  
Price £400,000  
Freehold



*scan to view full details*



**\*\* WOODLAND ASPECT \*\*** An attractive and well presented three bedroom detached family home. Situated in the highly desirable development of Wykery Copse and down a no through road makes this an ideal family location.

*helping you get a move on!*

## about the property...

**\*\* WOODLAND ASPECT \*\*** An attractive and well presented three bedroom detached family home. Situated in the highly desirable development of Wykery Copse and down a no through road makes this an ideal family location. The property itself has been lovingly looked after and provides a good amount of family space which includes a living room with bay window, generous sized kitchen diner along with utility and downstairs cloakroom. Upstairs the property has three good size bedrooms with the master bedroom boasting and En-Suite shower room. Outside the rear garden is larger than average and benefits from a private woodland aspect, to the side there is a driveway with parking for two vehicles. A fantastic family location with great nearby school, pub and local shop creating a modern Village way of life.

### Entrance Hall -

Doors to all rooms, Stairs to the first floor, understairs storage cupboard, wooded flooring and Radiator.

### Lounge - 14'6" (4.42m) x 12'3" (3.73m)

Front elevated double glazed bay window, TV & BT points and radiator.

### Cloakroom -

Front elevation double glazed frosted window, low level wc, wash hand basin with mixer tap, tiled flooring and radiator

### Kitchen Breakfast room - 12'6" (3.81m) x 9'7" (2.92m)

Rear elevation double glazed window, rear elevation double glazed door, a range of eye and base level units with granite roll top work surfaces, one and half bowl stainless steel sink with mixer tap, intergrated electric oven with four ring gas hob and overhead extractor hood, intergrated dishwasher, space for a fridge freezer, radiator.

### Utility Room -

A range of eye and base level until with granite roll top work surface, intergrated washing machine and double glazed door to the rear garden.

### First Floor Landing -

Doors to all rooms, loft hatch and storage cupboard

### Master bedroom - 11'7" (3.53m) x 10'0" (3.05m)

Front elevation double glazed window, triple built in wardrobes, TV and BT points, radiator and door to En-Suite.

### En-Suite shower room -

Front elevation double glazed frosted window, double width shower cubicle with electric shower, low level WC, wash hand basin with mixer tap and radiator.

### Bedroom Two - 10'4" (3.15m) x 9'2" (2.79m)

Rear elevation double glazed window and radiator

### Bedroom Three - 9'2" (2.79m) x 8'5" (2.57m)

Rear elevation double glazed window and radiator

### Family Bathroom -

Panel enclosed bath with mixer tap and electric shower over, low level wc, wash hand basin with mixer tap and radiator.

### Outside -To the front -

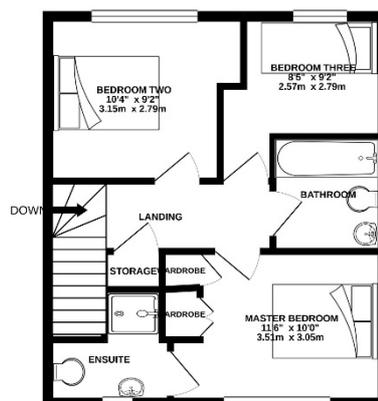
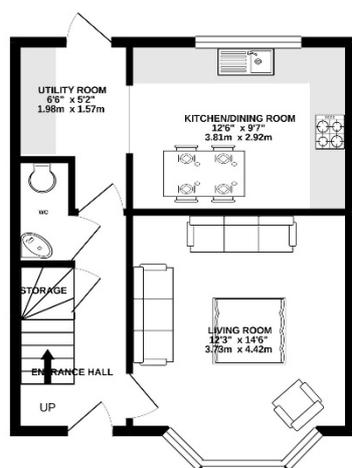
Hedged front garden with courtesy path to front door

### To The Rear -

A good sized patio leading on to the artificial lawned area which is surrounded by shrubs and plants, garden shed and side access, private woodland aspect, larger than average garden.

### Driveway -

Two vehicles to the side of the property



**PLEASE NOTE** WE HAVE NOT TESTED ANY APPARATUS, FIXTURES, FITTINGS, OR SERVICES. INTERESTED PARTIES MUST UNDERTAKE THEIR OWN INVESTIGATION INTO THE WORKING ORDER OF THESE ITEMS. ALL MEASUREMENTS ARE APPROXIMATE AND PHOTOGRAPHS PROVIDED FOR GUIDANCE ONLY.

*we're here to help if you've any questions about this property...*

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