



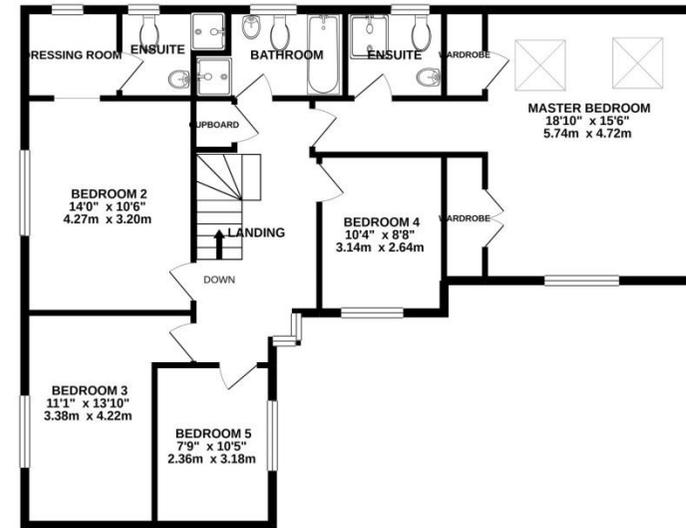
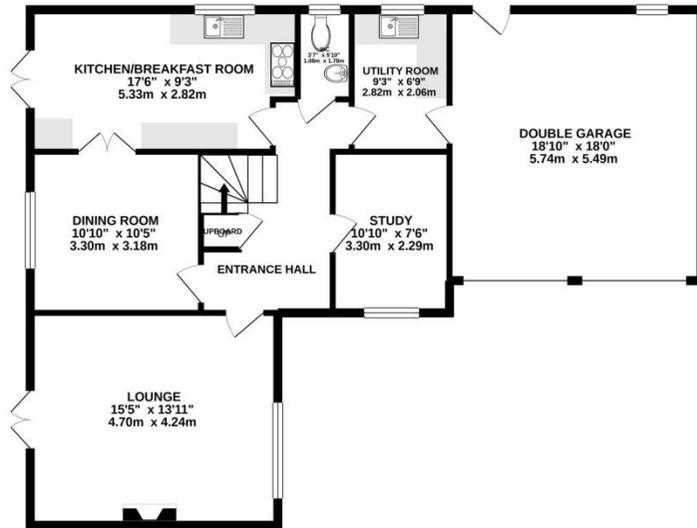
**\*\*INCREDIABLY REAR OPPORTUNITY TO OWN ONE OF ONLY FEW \*\*** Located in a highly regarded cul-de-sac and overlooking Peacock Meadows Country Park sits this immaculately presented and generous sized five bedroom detached family home. The property offers excellent family accommodation from a spacious kitchen breakfast room with a modern fitted kitchen with granite work surfaces and access to the rear garden via double patio doors. The generous living room is dual aspect and benefits from double doors to the garden. The ground floor also benefits from a study, utility room and downstairs cloakroom. Upstairs features a triple aspect master suite with built in wardrobes and En-Suite shower room. The second bedroom includes both an En-Suite and separate dressing area. The further three bedrooms are all good sizes along with main family bathroom. Outside the property is adjacent to open parkland and offers a scheduled outlook, double driveway with double garage. The rear garden is private and mainly laid to lawn with a side garden offering additional parking.

**\*\*INCREDIABLY REAR OPPORTUNITY TO OWN ONE OF ONLY FIVE \*\*** Located in a highly regarded cul-de-sac and overlooking Peacock Meadows Country Park sits this immaculately presented and generous sized five bedroom detached family home. The property offers excellent family accommodation





- Five Bedrooms
- Triple Aspect Master Bedroom
- Detached Family Home
- Kitchen/Breakfast Room
- Double Garage
- Driveway Parking
- Three Bathrooms
- Highly Regarded cul-de-sac



EPC ratings: /

CTax band: Unk





#### Entrance

Stairs rising to first floor, doors to all ground floor rooms, BT point, radiator.

#### Living Room 14'1" (4.29m) x 15'4" (4.67m)

Front elevation double glazed window, rear elevation double glazed French doors, TV point, radiator.

#### Kitchen/Breakfast Room 18'2" (5.54m) x 9'3" (2.82m)

Rear elevation double glazed French doors, side elevation double glazed window, a range of eye and base level units with granite work surfaces, inset stainless steel sink with mixer tap over and granite drainer, Five ring gas hob and electric double oven with extractor hood above, integrated fridge/freezer, integrated dishwasher, radiator.

#### Utility Room 9'3" (2.82m) x 6'6" (1.98m)

Side elevation double glazed window, a range of base level units with rolled edge work surfaces, stainless steel sink and drainer with twin taps, integrated washing machine, integral door to garage, radiator.

#### Dining Room 10'4" (3.15m) x 10'9" (3.28m)

Rear elevation double glazed windows, double doors to kitchen, radiator.

#### Study 10'10" (3.3m) x 7'6" (2.29m)

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

#### Downstairs Cloakroom

Side elevation double glazed frosted window, low level WC, pedestal hand wash basin, radiator.

#### First Floor Landing

Front elevation double glazed window, doors to all first floor rooms, radiator.

#### Master Bedroom 18'9" (5.72m) x 15'5" (4.7m)

Front elevation double glazed window, side elevation double glazed window, velux window, TV point, built in wardrobes with hanging space and shelving, radiator.

#### En-Suite

Rear elevation double glazed frosted window, low level WC, pedestal hand wash basin, shower cubicle with attachment over, heated towel rail.

#### Bedroom Two 14'1" (4.29m) x 10'7" (3.23m)

Rear elevation double glazed window, Dressing room with side elevation double glazed window, TV point, radiator.

#### En-Suite

Side elevation double glazed frosted window, shower cubicle with power shower, low level WC, pedestal hand wash basin, heated towel rail.

#### Bedroom Three 10'6" (3.2m) x 13'8" (4.17m)

Rear elevation double glazed window, radiator

#### Bedroom Four 13'8" (4.17m) x 8'8" (2.64m)

Front elevation double glazed window, radiator.

#### Bedroom Five 10'2" (3.1m) x 7'3" (2.21m)

Front elevation double glazed window, radiator.

#### Bathroom

Rear elevation double glazed frosted window, low level WC, pedestal hand wash basin, panel enclosed bath with mixer tap over, shower cubicle with attachment over, heated towel rail.

#### Outside

##### To the Front

courtesy path to front door, flower bed with plants and shrubs, driveway parking for several vehicles.

##### To the Rear

Private secluded enclosed garden mainly laid to lawn with a patio area and side access. With a further garden area to the side with additional parking and a tree lined area which sides onto the country park and walks.

#### Garage

Double garage, rear elevation double glazed door, two up and over doors, power and light.



## 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:

Daniel Sear on 01344 481111

01344 481111

12 High Street, Bracknell, Berkshire RG12 1LL

searsproperty.co.uk

hello@searsproperty.co.uk

find sears property on facebook

@searsproperty

REGISTERED OFFICE: 73 HIGH STREET, ALDERSHOT, HAMPSHIRE, GU11 1BY. REGISTERED IN ENGLAND AND WALES NO. 07158638 VAT NO. 989485042

rightmove.co.uk

PrimeLocation.com

Zoopla.co.uk

sears select by sears property

