



**sears**  
property, clear & simple

3 Bedroom Semi-Detached  
Butler Drive, Jennett`s Park,  
Bracknell Berkshire RG12 8DA

Price £400,000

Freehold



*scan to view full details*



**\*\*PERFECT FAMILY HOME\*\*** This Three bedroom Semi-Detached property has been extended by the current owners and now provides a generous amount of living space. The property is situated in the heart of the ever desirable Village development of Jennett`s Park with its great sense of community.

*helping you get a move on!*

## about the property...

**\*\*PERFECT FAMILY HOME\*\*** This Three bedroom Semi-Detached property has been extended by the current owners and now provides a generous amount of living space. The property is situated in the heart of the ever desirable Village development of Jennett's Park with its great sense of community, local school, pub and shop makes it an ideal place to live. The dual aspect lounge is light and airy with double doors accessing the garden, the kitchen breakfast room flows into the family/play room area which has bi-folding doors out onto the garden. The first floor accommodation comprises of three bedrooms and two bathrooms one being an En-Suite shower room to the master bedroom. Outside the front of the property is private with the rear garden benefiting from being south facing, the property also benefits from a garage and allocated parking to the rear.

### Entrance Hall -

Stairs rising to first floor, doors to all rooms, under stairs storage cupboard, wood effect flooring, radiator.

### Lounge - 15'8" (4.78m) x 10'6" (3.2m)

Front elevation double glazed window, rear elevation double glazed doors to garden, TV point, BT point, radiator.

### Downstairs Cloakroom -

Low level WC, pedestal hand wash basin, wood flooring, radiator.

### Kitchen Breakfast room - 15'8" (4.78m) x 9'0" (2.74m)

Front elevation double glazed window, a range of eye and base level units with roll top work surfaces, integrated dishwasher, space for a washing machine, sink and drainer with mixer tap, integrated oven, four ring hob with extractor fan over, space for a fridge/freezer, tiled flooring.

### Family/Play Room - 11'8" (3.56m) x 11'2" (3.4m)

Rear facing double glazed windows with bi-folding doors opening out on to the garden, TV point, wood flooring with under floor heating.

### First Floor Landing -

Rear elevation double glazed window, doors to all rooms, airing cupboard, radiator.

### Master bedroom - 11'1" (3.38m) x 9'0" (2.74m)

Rear elevation double glazed window, fitted wardrobes with hanging space and shelving, door to En-Suite, TV point, radiator.

### En-Suite -

Front elevation double glazed frosted window, low level WC, pedestal hand wash basin, double width shower cubicle with power shower, part tiled walls, radiator.

### Bedroom Two - 10'8" (3.25m) x 8'2" (2.49m)

Front elevation double glazed window, radiator.

### Bedroom Three - 10'8" (3.25m) x 6'9" (2.06m)

Rear elevation double glazed window, radiator.

### Bathroom -

Front elevation double glazed frosted window, low level WC, pedestal sink with mixer tap over, panel enclosed bath, part tiled walls, radiator.

### Outside -To The Front -

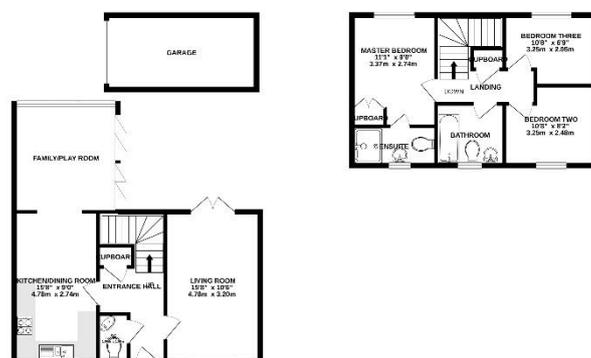
Artificial Lawned area with courtesy path to the front door

### To The Rear -

Private south facing garden with patio area leading to a low maintenance artificial lawn and a rear access gate to the parking area and garage

### Garage -

Single garage to the rear 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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