



**\*\* IMMACULATE FIVE BEDROOM FAMILY HOME IN AN EXTREMELY DESIRABLE LOCATION \*\*** 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 has been upgraded and extremely well maintained by the current owners. Boasting an open plan, modern fitted kitchen/dining area with AEG appliances, quartz work surfaces and access to the rear garden via double patio doors. The generous living room is of dual aspect and benefits from a wood burner. The ground floor also benefits from a study, utility room and downstairs w.c. Upstairs boasts 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 double driveway with double garage. The rear garden has been well maintained and is ideal for entertaining, with a raised decking area, This house design is one of only three built by Charles Church and offers approximately 2,400 Sq Ft of living space.

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Bracknell is a town and civil parish in the Borough of Bracknell Forest in Berkshire, England. It lies 11 miles (18 km) to the southeast of Reading, 10 miles (16 km) southwest of Windsor and 30 miles (48 km) west of central London. The town has a population of 52,696.

The town is surrounded, on the east and south, by the vast expanse of Swinley Woods and Crowthorne Woods. Bracknell has two railway stations, Bracknell and Martins Heron, both of which are on the Waterloo to Reading Line, originally built by the London and South Western Railway and now operated by South West Trains. As a consequence of the frequent service on this line, Bracknell is now a major commuter centre with its residents travelling in both directions (westwards to Reading and eastwards to London (Waterloo)).



Five Bedrooms



Off Street Parking



Three Bathrooms



Sought After Location



Detached Family Home



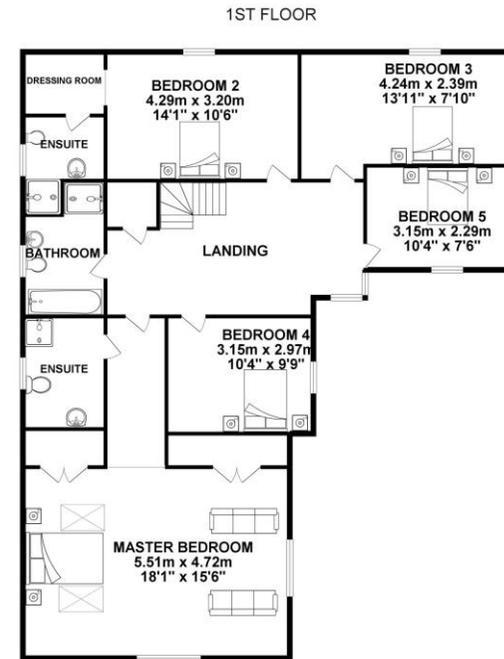
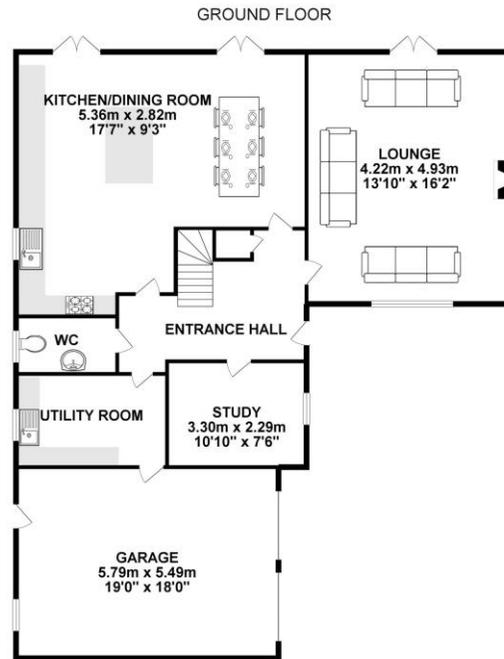
Landscaped Garden



Double Garage



Excellent Condition



EPC ratings: **C**

CTax band: **[Yellow Box]**





### Entrance

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

Living Room 13'10" (4.22m) x 16'2" (4.93m)

Front elevation double glazed window, rear elevation double glazed French door, wood burning fire, coved ceiling, radiator.

Kitchen/Diner 17'7" (5.36m) x 9'3" (2.82m)

Two sets of rear elevation double glazed French doors, side elevation double glazed window, a range of eye and base level units with quartz and oak work surfaces, central island, inset stainless steel sink with mixer tap over and quartz drainer, AEG appliances, four ring hob and oven with extractor hood above, space for fridge/freezer, integrated dishwasher, coved ceiling, solid oak flooring, radiator.

Utility Room 9'3" (2.82m) x 6'5" (1.96m)

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

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

Front elevation double glazed window, BT point, TV point, coved ceiling, solid oak flooring, radiator.

### Downstairs WC

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, Virgin point, built in wardrobe with hanging space and shelving, radiator.

En Suite 6'2" (1.88m) x 6'4" (1.93m)

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 10'5" (3.18m)

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

### En Suite

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

Bedroom Three 10'0" (3.05m) x 8'6" (2.59m)

Front elevation double glazed window, radiator.

Bedroom Four 13'8" (4.17m) x 7'8" (2.34m)

Rear elevation double glazed window, radiator.

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

Front elevation double glazed window, radiator.

Bathroom 6'1" (1.85m) x 7'9" (2.36m)

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.

### To the Front

Mainly laid to lawn, courtesy path to front door, driveway parking for two vehicles.

### To the Rear

Private enclosed garden mainly laid to lawn with decking and patio area, log store and storage to the side of the property.

Garage 19'0" (5.79m) x 18'0" (5.49m)

Double garage, rear elevation double glazed window, rear elevation double glazed door, two up and over door, power and light, fitted storage cupboards with work surfaces.



## appointment to view

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

viewing with...

owner: .....

sears agent: .....



## locate the property



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## we're here to help

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

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