



**** IMPRESSIVE FROM TOP TO BOTTOM **** Offering more than meets the eye is this very impressive three bedroom detached family home set in a highly desirable close in Wokingham. The current vendors have extended and upgraded the property to an exceptionally high standard. Offering a generous amount of living space, extended from the rear with its large feature window and vaulted ceiling the use of space is well thought out and creates an ideal family layout. With oak flooring, under floor heating and Bi-Folding doors to the garden the finish is of high quality. Upstairs there are three bedrooms with the master boasting an En-Suite shower room and built in wardrobes, both the En-Suite and main family bathroom have been newly fitted. Situated in a quiet close and only a stones throw away from both Wokingham and Bracknell's newly regenerated centres along with nearby good schools, children's play park and local amenities. Outside there is a clean landscaped rear garden with seating area and off road parking on private driveway.

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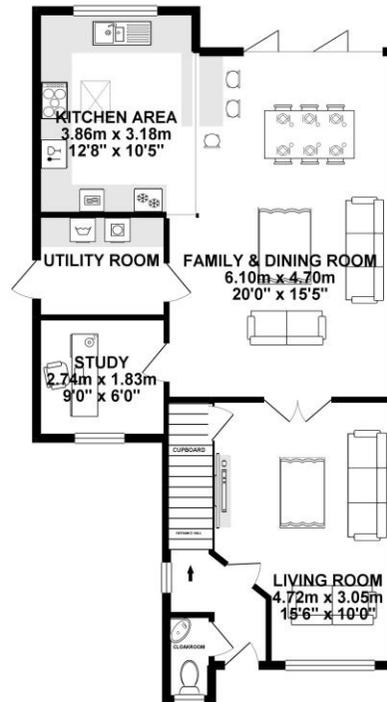
Wokingham is on the Emm Brook in the Loddon Valley in central Berkshire situated 33 miles (53.1 km) west of central London. Wokingham has a town centre, with main residential areas radiating in all directions. These include Woosehill to the west, Emmbrook to the northwest, Dowlesgreen, Norreys, Keephatch and Bean Oak to the east, and to the south Wescott and Eastheath. Older names include Woodcray and Luckley Green.

In 2010, the council set up WEL (Wokingham Enterprise Limited) to manage a £100m regeneration project to redevelop the town centre with new retail, leisure and residential facilities, parking, roads and open spaces. Wokingham railway station is at the junction of the Waterloo to Reading line with the North Downs Line. South Western Railway manages the station and provides services along with Great Western Railway.

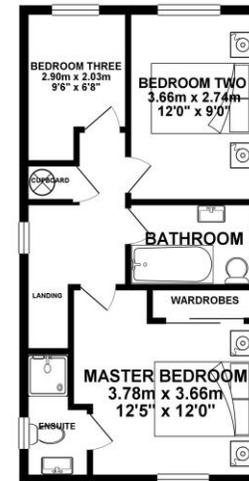
- Three Bedroom Family Home
- Detached
- Extended & Improved
- High Spec Throughout

- Enclosed Rear Garden
- Generous Living Accommodation
- Off Road Parking
- Sought After Location

GROUND FLOOR



1ST FLOOR



EPC ratings: **D**

CTax band: **1**





Entrance

Side elevation double glazed window, stairs rising to first floor, doors to all ground floor rooms.

Downstairs WC

Front elevation double glazed frosted window, low level WC, corner wash hand basin, part tiled walls, radiator.

Living Room 15'1" (4.6m) x 10'0" (3.05m)

Front elevation double glazed window, built in under stairs cupboard, BT point, TV point, oak flooring, radiator.

Study 9'0" (2.74m) x 6'0" (1.83m)

Front elevation double glazed window, under floor heating.

Kitchen/Family Room/Dining Room

Kitchen 12'8" (3.86m) x 10'5" (3.18m)

Front elevation double glazed feature window, skylight window, a range of eye and base level units with Quartz work surfaces, inset stainless steel sink with mixer tap over, built in five ring hob with extractor above, built in double oven, integrated upright fridge/freezer, integrated low level fridge, integrated wine cooler, integrated dishwasher, under floor heating, tiled flooring.

Family/Dining Room 20'0" (6.1m) x 15'5" (4.7m)

Rear elevation double glazed Bi fold doors, under floor heating, oak flooring.

Utility Room

Side elevation double glazed door, a range of eye and base level units with Quartz work surfaces, inset stainless steel sink and drainer with mixer tap over, space for washing machine, space for tumble dryer.

First Floor Landing

Side elevation double glazed window, built in airing cupboard, loft hatch, doors to all first floor rooms.

Master Bedroom

12'5" (3.78m) x 12'0" (3.66m)

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

En Suite

Side elevation double glazed frosted window, low level WC, built in hand wash basin, separate cubicle with attachment over, part tiled walls, heated towel rail.

Bedroom Two 12'0" (3.66m) x 9'0" (2.74m)

Rear elevation double glazed window, TV point, radiator.

Bedroom Three 9'6" (2.9m) x 6'8" (2.03m)

Rear elevation double glazed window, radiator.

Bathroom

Side elevation double glazed frosted window, low level WC, built in hand wash basin with storage, panel enclosed bath with attachment over, part tiled walls, heated towel rail.

Outside

To the Front

Mainly laid to lawn with courtesy path to front door.

To the Rear

Mainly laid to lawn with patio area and side gate.

Parking

Driveway parking for one vehicle.



appointment to view

date: time:

viewing with...

owner:

sears agent:



locate the property



scan with your smartphone or tablet for full property details



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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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