



**\*\*CORNER PLOT OVERLOOKING TARMAN'S COPSE\*\***  
Offered to the market with no onwads chain is this immaculate four bedroom `Shaftesbury Design` property which forms part of Redrow's `Heritage Collection`.

Without doubt, this property is located in one of the best positions within Jennett's Park. The property is at the end of a no-through road.

Upon entering the property into the entrance hall, you immediately notice the quality offered. The living area is dual aspect with views into Tarman's Copse and across the green, there is a 24ft kitchen/diner which is an ideal entertaining space. The kitchen benefits from integrated appliances and offers a substantial amount of storage space. There is a separate utility room with space for a washing machine and tumble dryer along with additional storage and worktop space. There is also a guest w/c in the entrance hall.

The owners have fitted Axminster carpeting up the staircase and landing. The landing also has a unique feature diamond window which disperses natural light across the landing. The generous master bedroom offers views into Tarman's Copse along with fitted wardrobes and an en-suite shower room. Bedrooms two and three and both good size rooms and easily accommodate king size beds with the second bedroom also boasting built in wardrobes. The fourth bedroom could easily accommodate a double bed, or be used as a study.

Outside is parking for 6/7 vehicles, a single garage with security lights both front and back. There is a front section of garden which has an array of plants and trees while the rear walled garden is a fantastic size and faces south. Composite decking has been installed to provide a large raised area with a corner snug ideal for barbecuing.

This property offers the opportunity for extension (STTP) and the design allows for a fifth bedroom to be built into the loft space which would create a fantastic master bedroom along with en-suite and dressing area.

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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)).



Four Bedrooms



Garage



The Shaftesbury Design By Redrow



Parking For 6 Vehicles



South Facing Garden



Wireless Alarm System



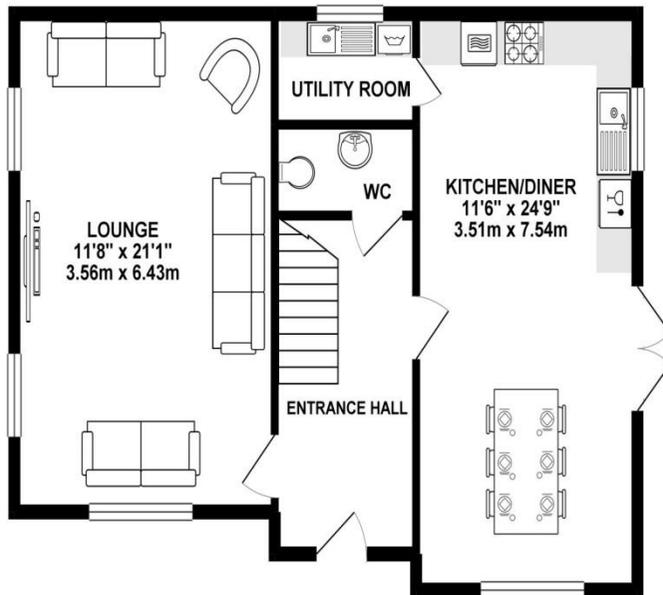
Overlooking Tarmans Copse



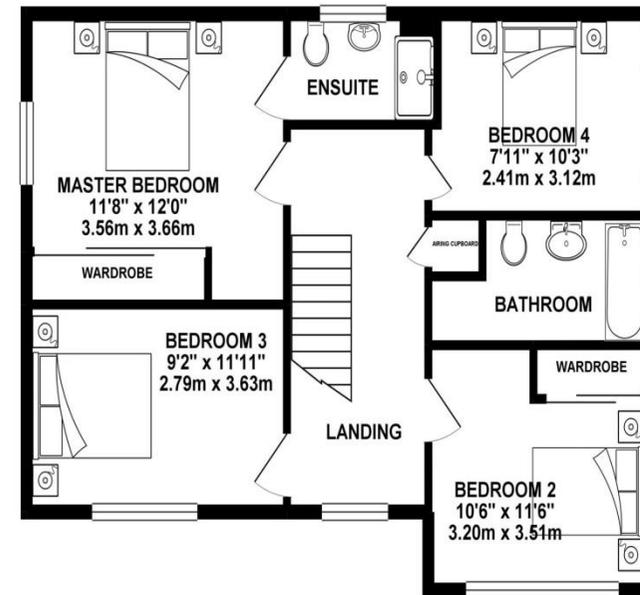
No Onwards Chain



GROUND FLOOR



1ST FLOOR



EPC ratings: **B**

CTax band:





### Entrance

Doors to all ground floor rooms, stairs rising to first floor, wireless alarm, radiator.

### Downstairs WC

Low level WC, pedestal hand wash basin with mixer tap over, radiator.

### Living Room 21'1" (6.43m) x 11'8" (3.56m)

Front elevation double glazed window, two side elevation double glazed windows, TV point, Virgin point, radiator.

### Kitchen/Diner 24'9" (7.54m) x 11'6" (3.51m)

Front elevation double glazed window, rear elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, integrated four ring hob and oven with extractor hood above, stainless steel sink with drainer and mixer tap over, integrated dishwasher, integrated fridge/freezer, porcelain flooring, radiator.

### Utility Room 6'5" (1.96m) x 5'5" (1.65m)

Side elevation double glazed window, space for washing machine, space for tumble dryer, radiator.

### First Floor Landing

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

### Master Bedroom 12'0" (3.66m) x 11'8" (3.56m)

Side elevation double glazed window, fitted wardrobe with hanging space and shelving, carpeted, radiator.

### En Suite

Side elevation double glazed frosted window, double cubicle with attachment over, low level WC, hand wash basin with mixer tap over, heated towel rail.

### Bedroom Two 11'6" (3.51m) x 10'6" (3.2m)

Front elevation double glazed window, fitted wardrobe with hanging space and shelving, carpeted, radiator.

### Bedroom Three

11'11" (3.63m) x 9'2" (2.79m)

Front elevation double glazed window, carpeted, radiator.

### Bedroom Four 10'3" (3.12m) x 7'11" (2.41m)

Rear elevation double glazed window, carpeted, radiator.

### Bathroom

Low level WC, pedestal hand wash basin with mixer tap over, panel enclosed bath with mixer tap and 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 composite decking area.

### Garage

Single garage with up and over door, power and light, security lights at front and back.

### Parking

Driveway parking for five vehicles.



## 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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