



**sears**  
property, clear & simple

3 Bedroom Semi-Detached  
Goddard Way, Bracknell,  
Berkshire RG42 2JP

Price £415,000

Freehold



*scan to view full details*



**\*\* SOUGHT AFTER LOCATION & PARK VIEWS \*\*** Set within the highly desirable Shires Gate development, this three bedroom Semi-Detached home has been well maintained by its current owners and falls within walking distance to local shops and amenities.

*helping you get a move on!*

## about the property...

**\*\* SOUGHT AFTER LOCATION & PARK VIEWS \*\*** Set within the highly desirable Shires Gate development, this three bedroom Semi-Detached home has been well maintained by its current owners and falls within walking distance to local shops and amenities. The accommodation to the ground floor comprises cloakroom, kitchen and a living/dining room with double doors leading through to the garden. To the first floor there are three double bedrooms, the master has a built-in double wardrobe and a newly fitted En-Suite along with a newly fitted main family bathroom. Externally the garden is mainly laid to lawn with attractive patio area which is perfect for barbecues and a large seating area. To the front there is a single garage which along with driveway for two vehicles. The front overlooks a large area of greenery as well as a park.

### Entrance -

Stairs rising to first floor, wood effect flooring, built in understairs storage cupboard, radiator.

### Downstairs Cloakroom -

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

### Kitchen - 9'1" (2.77m) x 7'9" (2.36m)

Front elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, inset stainless steel sink and drainer, space for washing machine, space for dish washer, space for upright fridge/freezer, built in four ring hob with oven and extractor fan over, wood effect flooring.

### Living/Dining Room - 17'1" (5.21m) x 16'1" (4.9m)

Rear elevation double glazed window, rear elevation double glazed double doors to patio, wood effect flooring, TV point, BT point, two radiators.

### Landing -

Side elevation double glazed window, loft hatch, doors to all rooms.

### Master Bedroom - 11'1" (3.38m) x 10'5" (3.18m)

Rear elevation double glazed window, built in wardrobe with hanging space and storage, TV point, BT point, radiator.

### En-Suite -

Rear elevation double glazed frosted window, built in hand wash basin with storage, separate double shower cubicle, part tiled walls, tiled flooring, heated

towel rail.

### Bedroom Two - 11'9" (3.58m) x 8'6" (2.59m)

Front elevation double glazed window, built in airing cupboard, TV point, BT point, radiator.

### Bedroom Three - 11'0" (3.35m) x 7'3" (2.21m)

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

### Bathroom -

Low level WC, pedestal hand wash basin, panel enclosed bath with shower attachment over, part tiled walls, tiled flooring, heated towel rail.

### Outside -

#### To the Front -

Courtesy path to front door with a small flower bed border.

#### To the Rear -

A maid to lawn garden with a social patio area, mature hedge and flower bed borders and side access.

### Parking -

Parking available for two vehicles.

### Garage -

Single garage with up and over doors.



**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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