



**sears**  
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3 Bedroom End Terrace  
Fitzroy Close, Bracknell,  
Berkshire, RG12 7GP

Price £350,000

Freehold



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**\*\* A WELL PRESENTED FAMILY HOME \*\*** This good sized three bedroom end of terrace family home is set within a quite cul-de-sac location on the popular Sovereign Fields development. The spacious accommodation comprises:- 17ft living room, downstairs cloakroom, 14ft kitchen/dining room,

*helping you get a move on!*

## about the property...

**\*\* A WELL PRESENTED FAMILY HOME \*\*** This good sized three bedroom end of terrace family home is set within a quite cul-de-sac location on the popular Sovereign Fields development. The spacious accommodation comprises:- 17ft living room, downstairs cloakroom, 14ft kitchen/dining room, re-fitted bathroom and master bedroom with re-fitted En-Suite shower room. Externally the property further benefits from a well maintained south facing rear garden, driveway parking for two vehicles and an attached garage with power and lighting. Viewings are highly recommended to avoid disappointment.

### Entrance Hall -

Side elevation double glazed window, door to downstairs cloakroom and lounge, radiator, wood laminate flooring.

### Downstairs Cloakroom -

Front elevation double glazed frosted window, wall mounted hand wash basin with mixer tap over and vanity storage beneath, low level WC, radiator, part tiled walls, wood laminate flooring.

### Living Room - 17'8" (5.38m) x 14'6" (4.42m)

Front elevation double glazed window, stairs to first floor, telephone point, TV point, radiators.

### Kitchen/Dining Room - 14'5" (4.39m) x 9'0" (2.74m)

Rear elevation double glazed window, double glazed double doors to garden, understairs storage cupboards, a range of eye and base level units with rolled edge work surfaces, stainless steel sink and drainer with mixer tap over, integrated gas hob and oven with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for upright fridge/freezer, radiator, wood effect flooring.

### First Floor Landing -

Side elevation double glazed window, door to all first floor rooms, airing cupboard housing water tank and shelving.

### Master Bedroom - 13'5" (4.09m) x 8'5" (2.57m)

Front elevation double glazed window, TV point, radiator.

### En-Suite Shower Room -

Shower cubicle with digital shower attachment over, vanity unit with mixer tap over, low level WC, fully tiled walls, tiled flooring.

### Bedroom Two - 10'6" (3.2m) x 8'0" (2.44m)

Rear elevation double glazed window, radiator.

### Bedroom Three - 8'8" (2.64m) x 5'9" (1.75m)

Front elevation double glazed window, radiator, wood laminate flooring.

### Family Bathroom -

Rear elevation frosted window, panel enclosed bath with mixer tap and shower attachment over, vanity unit with mixer tap over, low level WC, fully tiled walls, wood effect flooring, heated towel rail.

### To The Front -

A well maintained front garden with courtesy path to front door, well stocked with shrubs, remainder laid to shingle.

### To The Rear -

A well maintained South facing rear garden with flower bed borders with a selection of plants and shrubs, mostly laid to lawn, the remainder laid to patio with gated side access and a door to garage.

### Garage -

With up and over door, lighting and power.



Made with Metroplex G2013

**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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