



**\*\* BEAUTIFULLY PRESENTED AND EXTENDED \*\*** This three bedroom detached family home is located in the popular development of Sovereign Fields. This property is located within easy reach of local amenities such as schools, shops and the M3 & M4 motorways. Internally the ground floor accommodation comprises of a living room, dining room, cloakroom, kitchen/breakfast room with granite work surfaces, utility room and conservatory. To the first floor the property offers three bedrooms, a modern En-Suite shower room and a modern family bathroom. Externally the property offers driveway parking and a low maintenance private rear garden. Available now on a furnished basis.

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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))



Three Bedrooms



18ft Kitchen/Breakfast Room



Detached Family Home



Private Garden



Generous Living Space



Fully Furnished



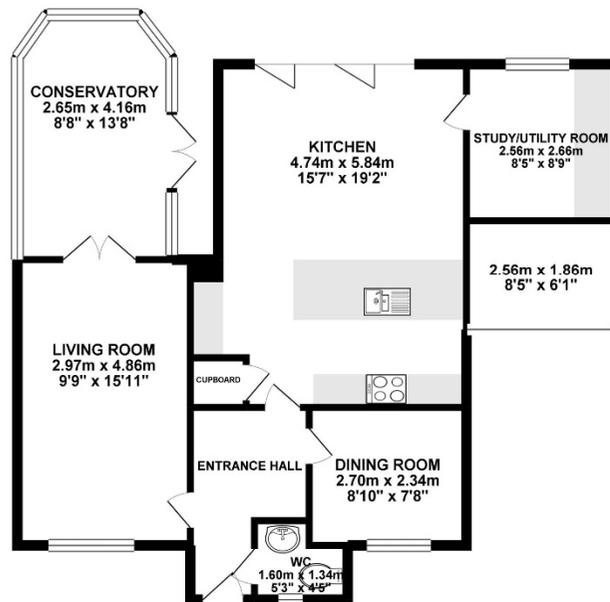
Conservatory



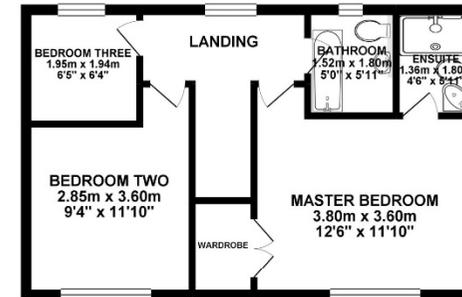
Available Now



GROUND FLOOR



1ST FLOOR



EPC ratings: **D/**

CTax band: **Unk**



Entrance Hall  
Doors to all ground floor rooms.

Downstairs Cloakroom  
Front elevation double glazed frosted window, low level WC, vanity mounted hand wash basin with mixer tap over, radiator, tiled flooring.

Living Room 15'8" (4.78m) x 10'0" (3.05m)  
Front elevation double glazed window, feature gas fireplace, TV point, Sky point, telephone point, radiator.

Dining Room  
Front elevation double glazed window, radiator.

Conservatory 15'0" (4.57m) x 10'0" (3.05m)  
Double glazed French doors to garden, heater.

Kitchen/Breakfast Room 18'4" (5.59m) x 16'3" (4.95m)  
Rear elevation double glazed bi folding doors to garden, side elevation double glazed window, a range of eye and base level units with rolled granite work surfaces, integrated oven, four ring hob and extractor hood above, one and a half bowl sink with drainer and mixer tap over, integrated dishwasher, fridge/freezer, radiator.

Utility Room 9'7" (2.92m) x 9'0" (2.74m)  
Rear elevation double glazed window, a range of base level units, washing machine, tumble dryer.

First Floor Landing  
Rear elevation double glazed window, doors to bedrooms and bathroom.

Master Bedroom 13'0" (3.96m) x 9'0" (2.74m)

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

En-Suite Shower Room  
Side elevation double glazed frosted window, low level WC, corner sink with mixer tap over, double width shower cubicle with power shower over, tiled flooring, heated towel rail.

Bedroom Two 10'0" (3.05m) x 9'3" (2.82m)  
Front elevation double glazed window, radiator.

Bedroom Three 7'0" (2.13m) x 6'7" (2.01m)  
Rear elevation double glazed window, radiator.

Family Bathroom  
Rear elevation double glazed frosted window, low level WC, vanity mounted hand wash basin with Monobloc over, panel enclosed bath with mixer tap and shower attachment over, tiled flooring, heated towel rail.

Outside

To The Front  
Flower bed borders with a selection of plants and shrubs, driveway parking.

To The Rear  
A private and enclosed garden, mainly laid to lawn with decking area, flower bed borders with a selection of plants and shrubs.

## appointment to view

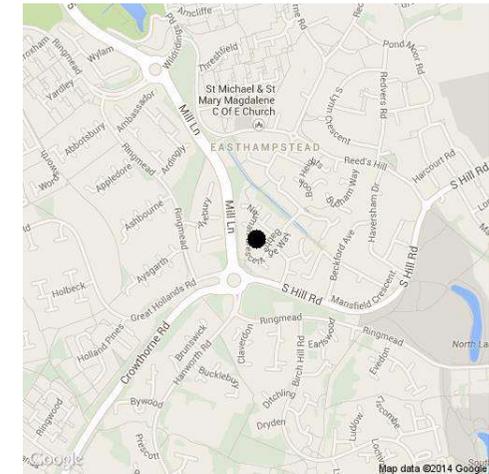
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viewing with...

owner: .....

sears agent: .....

## locate the property



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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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