



46 Tippits Mead, Binfield, Bracknell, Berkshire RG42 1FH

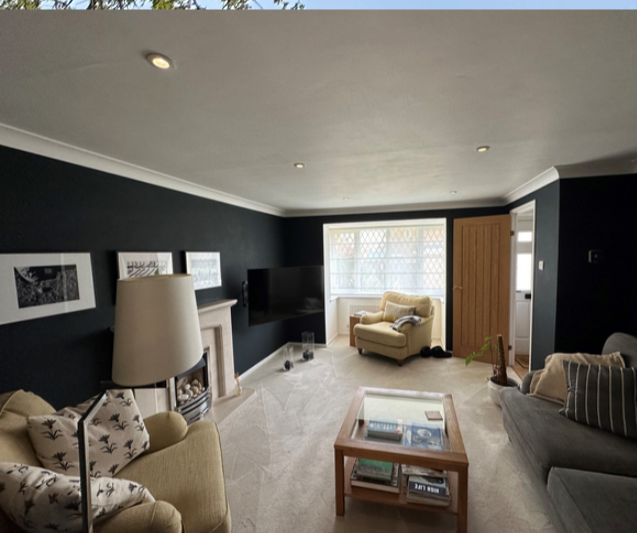
£579,950 - Freehold

Property Summary

A very well presented, four bedroom, Thamesway Norfolk detached property with an impressive, bespoke, handbuilt kitchen/dining room and utility room. The house benefits from a south facing rear garden and is located in a quiet corner of this popular development

Features

- CUSTOM BUILT KITCHEN
- CUSTOM BUILT UTILITY
- LOUNGE WITH BAY WINDOW
- CLOAKROOM
- RE-FITTED BATHROOM
- UPVC D/GLAZING & GAS C/H
- SOUTH FACING REAR GARDEN
- QUIET LOCATION



Room Descriptions

GROUND FLOOR

ENTRANCE LOBBY

Composite front door, stairs to first floor, oak door into lounge, double panel radiator

LOUNGE

5.17m x 3.96m (17' 0" x 13' 0")

UPVC leded bay window with front aspect, open to kitchen/dining room, stone fireplace and mantel, double panel radiator, recessed lighting with light dimmer control switch, wall mounted TV point

KITCHEN/DINING ROOM

4.94m x 3.28m (16' 2" x 10' 9")

French doors to rear garden, UPVC window with rear aspect, bespoke hand built and painted units, granite work surface extending into breakfast bar with drawers and cupboards under including deep pan drawers, stainless steel sink with granite drainer and Quooker tap for instant boiling water, granite splashback and white tiling to walls, Neff induction hob with extractor hood over, eye level Neff oven/grill and microwave, glass fronted display cabinet, integrated Neff dishwasher, wooden floor, recessed lighting. oak door to utility room and oak door to UNDERSTAIRS WALK-IN LARDER/CUPBOARD

UTILITY ROOM

1.72m x 3.37m (5' 8" x 11' 1")

Door to integral garage, oak door to cloakroom, UPVC window and door to rear garden, wooden floor, granite work surface, stainless steel sink with mixer tap, floor to ceiling storage cupboard, further floor to ceiling cupboard with space and plumbing for washing machine, space for fridge/freezer, Worcester combi boiler, recessed lighting

CLOAKROOM

UPVC window with side aspect, WC with push button flush, corner wash basin with mixer tap, wooden floor, recessed lighting

FIRST FLOOR

LANDING

Doors to all bedrooms and bathroom, airing cupboard, loft hatch

BEDROOM ONE

3.90m x 2.73m (12' 10" x 8' 11")

UPVC leded windows with front aspect, fitted double wardrobe, large single panel radiator, TV point

BEDROOM TWO

2.48m x 3.94m (8' 2" x 12' 11")

UPVC leded window with front aspect, wood laminate flooring, fitted unit comprised of double wardrobe, cupboard with shelving and chest of drawers, large single panel radiator, loft hatch

BEDROOM THREE

2.73m x 2.86m (8' 11" x 9' 5")

UPVC window with rear aspect, single panel radiator

BEDROOM FOUR

1.92m x 2.73m (6' 4" x 8' 11")

UPVC window with rear aspect, single panel radiator

BATHROOM

UPVC frosted window with side aspect, P shaped bath with glazed screen, rainfall shower attachment, hand held shower attachment and mixer tap, wash basin with mixer tap, WC with push button flush, chrome heated rail, ceramic tiled floor with underfloor heating, recessed lighting

OUTSIDE

INTEGRAL GARAGE

2.48m x 5.0m (8' 2" x 16' 5")

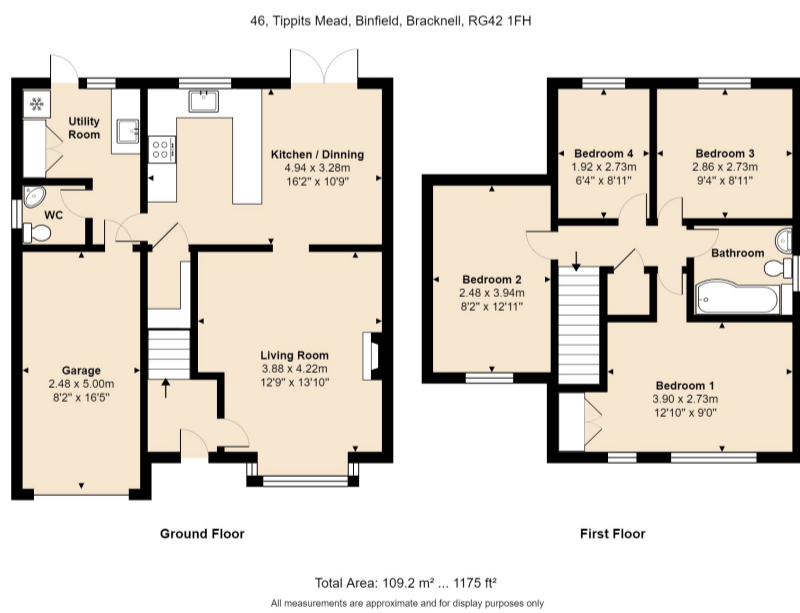
There is an integral single garage with metal up and over door, light and power

FRONT GARDEN

The front garden is laid to lawn with a driveway providing parking for one vehicle and an additional parking space opposite the house. There is an EV charging point on the front of the property

REAR GARDEN

The rear garden is south facing and enclosed by wood panel fencing, There is a large block paved patio with a wooden pergola and steps up to a lawn with planted borders. Access to the front of the property is via a wooden gate to one side and there is an outside tap.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	