



25 Fletcher Gardens, Bracknell, Berkshire RG42 1FJ

£649,950 - Freehold

### Property Summary

A well presented family home with versatile living accommodation and which benefits from two re-fitted bathrooms as well as a re-fitted kitchen/breakfast room and two utility rooms. There is a south facing rear garden and the property is being sold with no onward chain

### Features

- RE-FITTED BATHROOMS
- RE-FITTED KITCHEN/BREAKFAST ROOM
- TWO UTILITY ROOMS
- SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN
- SEPARATE DINING ROOM
- GARAGE WITH WORKSHOP AREA





Room Descriptions

GROUND FLOOR

ENTRANCE HALL

With stairs to first floor, single panel radiator and coving

CLOAKROOM

Leaded UPVC window with front aspect, coving, WC, wash basin with mirror over, single panel radiator, tiled floor

LOUNGE

5.35m x 3.90m (17' 7" x 12' 10")

UPVC leded window with front aspect, coving, double panel radiator, TV point, fireplace with wood mantel and marble insert and hearth, double doors to hall and double doors to dining room

DINING ROOM

3.90m x 3.21m (12' 10" x 10' 6")

Bi-fold doors to rear garden, coving, single panel radiator

RE-FITTED KITCHEN/BREAKFAST ROOM

3.80m x 3.60m (12' 6" x 11' 10")

UPVC leded window with rear aspect, coving, recessed lighting, range of eye level cupboards with built in extractor, rolled edge preparation surface with tiled splashback, drawers and cupboards under, one and a half bowl ceramic sink with mixer tap and drainer, four ring gas hob, integrated double oven/grill, breakfast bar, space for fridge/freezer, understairs storage cupboard, double panel radiator, wood flooring, access to utility room

RE-FITTED UTILITY ROOM

3.17m x 2.37m (10' 5" x 7' 9")

Rolled edge preparation surface with ceramic sink and drainer, drawers and cupboards under, door to second utility room

SECOND UTILITY ROOM

2.82m x 2.37m (9' 3" x 7' 9")

Rolled edge preparation surface, space and plumbing for washing machine and dryer, built in cupboards, access to garage

GARAGE

4.66m x 2.52m (15' 3" x 8' 3")

With electric door, light and power, wall mounted Worcester boiler for hot water and central heating, eaves storage and further storage area

STORAGE AREA

UPVC double glazed door to garden, light and power

FIRST FLOOR

BEDROOM ONE

5.01m x 3.95m (16' 5" x 13' 0")

UPVC leded window with front aspect, coving, range of fitted wardrobes along one wall, single panel radiator, door to en-suite

RE-FITTED EN SUITE BATHROOM

UPVC leded window with front aspect, white suite comprising bath with shower over, WC with push button flush and wash basin with cupboard under, wall mounted cabinet with light, radiator

BEDROOM TWO

4.12m x 2.94m (13' 6" x 9' 8")

UPVC leded window with front aspect, fitted wardrobes, single panel radiator

BEDROOM THREE

3.55m x 2.67m (11' 8" x 8' 9")

UPVC leded window with rear aspect, single panel radiator, wood flooring

RE-FITTED SHOWER ROOM

UPVC leded window with rear aspect, fully tiled walls, large walk in cubicle with rainfall shower and sliding glazed door, WC with push button flush, wash basin with cupboard under, chrome heated towel rail, illuminated mirror

BEDROOM FOUR

3.54m x 2.06m (11' 7" x 6' 9")

UPVC leded window with rear aspect, fitted wardrobe, single panel radiator

OUTSIDE

REAR GARDEN

The rear garden is south facing and is enclosed by wood panel fencing. It is laid to lawn with a large paved patio, the garden extends to the side of the property with a gate giving access to the front

