

25 Fletcher Gardens, Bracknell, Berkshire RG42 1FJ

# £649,950 - Freehold

# **Property Summary**

A well presented family home with versatile living accomodation 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 leaded 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 leaded 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 leaded 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 leaded 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 leaded window with front aspect, fitted wardrobes, single panel radiator

#### **BEDROOM THREE**

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

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

#### **RE-FITTED SHOWER ROOM**

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

## **OUTSIDE**

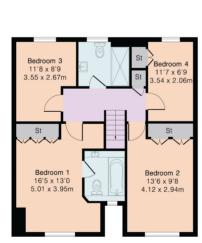
#### **REAR GARDEN**

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

# Approximate Gross Internal Area 1679 sq ft - 156 sq m

Ground Floor Area 977 sq ft - 91 sq m First Floor Area 702 sq ft - 65 sq m





Ground Floor First Floor

