

## 11, Thorne Close Crowthorne RG45 6TE



Offered to the market with no onward chain, a rarely available spacious and smartly presented three bedroom property set in a pleasant traffic-free courtyard setting on the Pine Ridge development. The 933 sq ft of accommodation provides the following: on the ground floor you enter into the entrance hallway which has a cloakroom and understairs storage, a modern kitchen through to a separate dining room and a dual aspect living room. Upstairs there is the master bedroom with fitted wardrobes and refitted ensuite shower room, two further bedrooms and a modern family bathroom. Outside: the property resides in the far corner of a pleasant courtyard with a central lawn and pathways to all properties. There is a small front border which is predominantly established shrubbery and an entrance porch. The south west facing rear garden benefits a good degree of privacy with a patio and laid to lawn and has a rear path leading to a garage in a block with additional allocated parking space. The property has gas radiator heating and uPVC double glazing and an EPC rating C. Pine Ridge is a popular development built in the mid/late 1980's and situated to the north west of the village within walking distance of the Heathlake Nature Reserve. The estate comprises a mix of two, three, four and five bedroom properties in a variety of styles which include bungalows, courtyard townhouses and detached family homes. For more detailed material property information

**£485,000 Freehold**

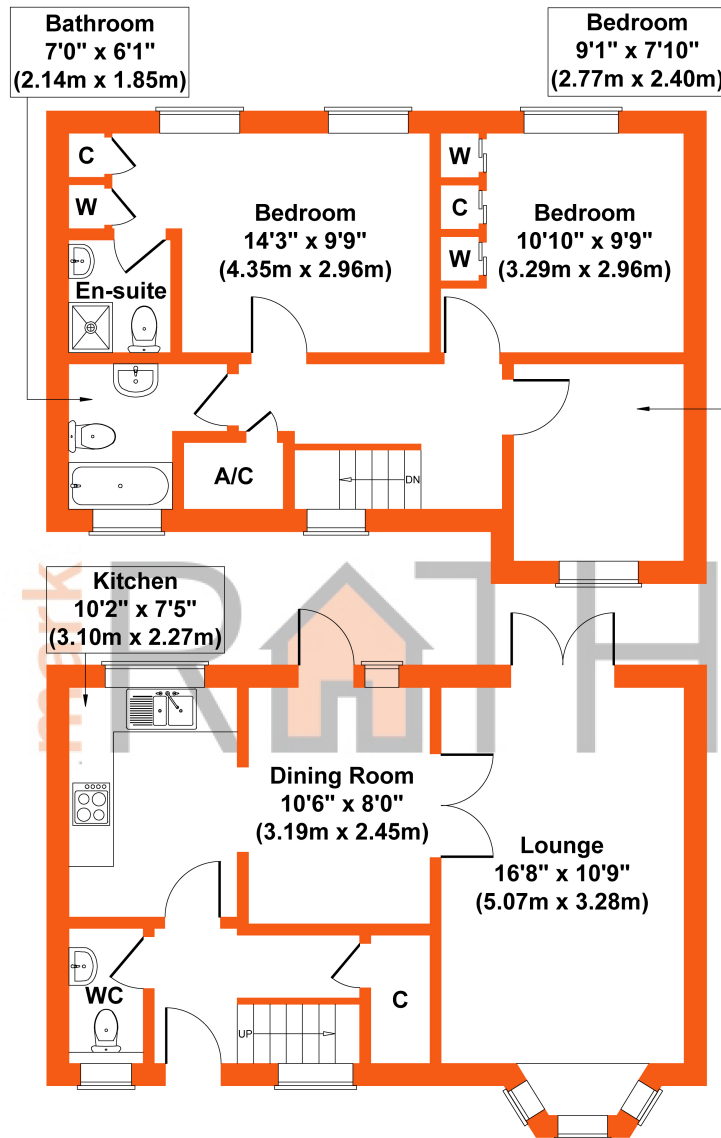








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

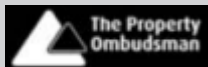


**Approx. Gross Internal Floor Area 933 sq. ft. (86.7 sq. m.)**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only.  
They cannot be regarded as being a representation by the seller, nor their agent.

Produced by The Plan Portal 2025



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.