



3 Gull Lane, BRACKNELL, Berkshire RG12 8EL

£475,000 Freehold

JIGSAW ESTATES are delighted to bring to the market this immaculately presented family home on Jennett's Park. Located almost equidistant from both Bracknell and Wokingham town centres, there is easy access to the A329m and M4 as well as a bus service providing a direct route to Bracknell train station. Furthermore, within a few minutes' walk from this particular property there is a Co-Op supermarket and Jennett's Park Primary School.

The ground floor comprises; a very spacious entrance hall, modern contemporary-style kitchen, a large L-shaped open-plan living/dining room with a door leading to a landscaped rear garden and generous downstairs cloakroom which has potential to be converted in to a shower or utility room.

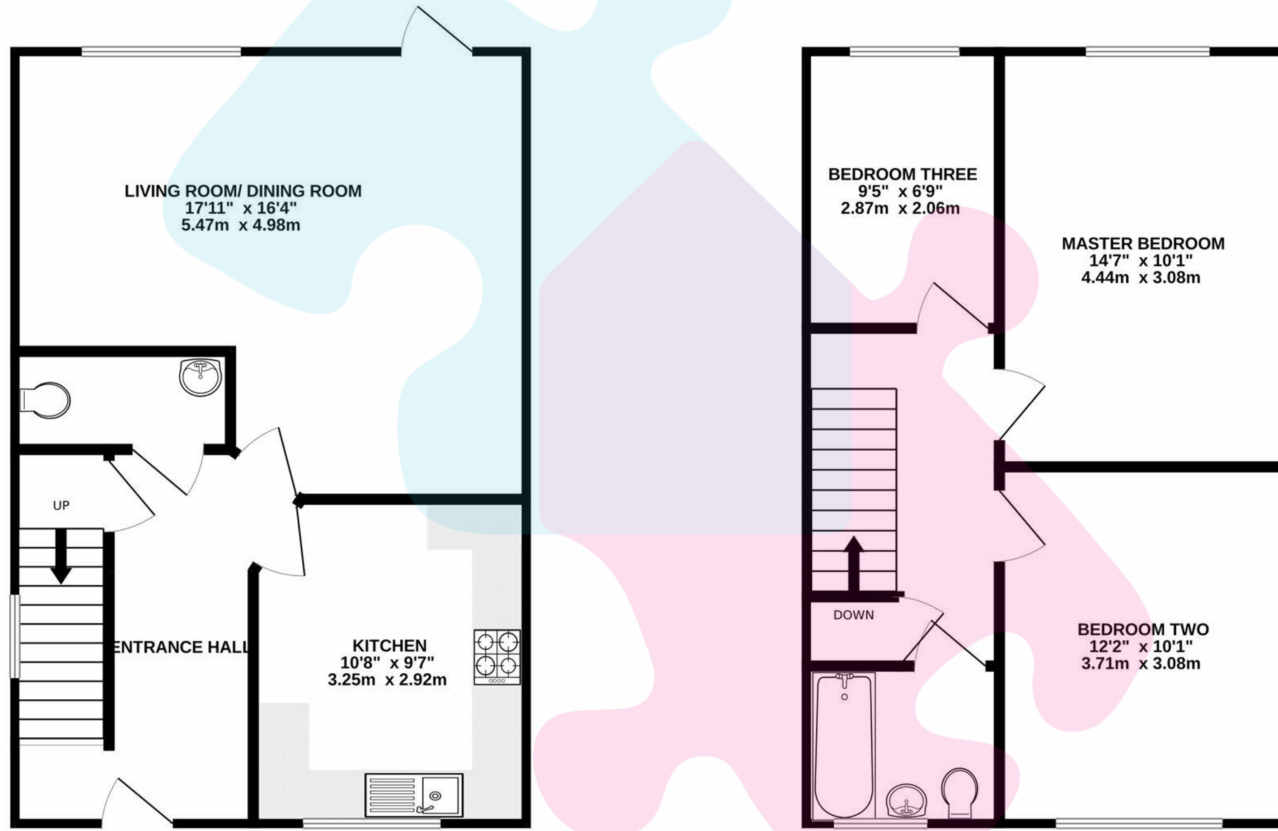
Upstairs is a bright open landing leading to three bedrooms and a family bathroom. The master bedroom features stylish wall panelling and comfortably fits a super king-size bed. The second bedroom is equally stylish with wall panelling and is currently set up as a guest bedroom and home office. The third bedroom is of good size for an office, single bedroom, or nursery. The family bathroom is a well-



- IMMACULATELY PRESENTED
- AIR CONDITIONING IN BEDROOMS ONE AND THREE
- OPEN-PLAN LIVING/DINING ROOM
- CONTEMPORARY-STYLE KITCHEN
- DRIVEWAY FOR TWO CARS
- THREE GENEROUS BEDROOMS
- LANDSCAPED AND BEAUTIFULLY PRESENTED GARDEN
- LARGE DOWNSTAIRS CLOAKROOM
- MODERN BATHROOM
- COUNCIL TAX BAND = D

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.