

## 7 Rowan Close, Wokingham



Ever popular Buttercups development within easy walking distance of the railway station and town centre

Situated on a corner plot in a quiet cul-de-sac position

**4 Bedrooms two with en suites, Large Family Shower Room, Landing with access to roof space, Entrance Hall, Cloakroom, Front Sitting Room, Dining Room overlooking the rear garden, Kitchen/Breakfast Room, Utility Room, T.V. Lounge/Study**

**Gas fired central heating – radiators throughout**

**Good sized integral garage plus driveway for two vehicles**

**Well maintained and secluded gardens**

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or [residentialsales@martinpole.co.uk](mailto:residentialsales@martinpole.co.uk)

## 7 Rowan Close, Wokingham. RG41 4BH.

**DESCRIPTION/LOCATION:** A detached property built by Bryant Homes on the much sought after Buttercups development within walking distance of Wokingham railway station and the town centre.

The accommodation on the ground floor offers two good sized reception rooms and kitchen/breakfast room plus an extra T.V. lounge/study with patio doors onto the terrace and rear gardens. On the first floor there are four bedrooms two of which have en suite facilities and a large family shower room.

Situated in a quiet cul-de-sac this corner plot provides seclusion within easily maintained gardens.

### **The accommodation comprises:**

On the First Floor:

#### **Master Bedroom:**

**Bedroom:** front aspect with built-in wardrobe, radiator.

**En Suite Bathroom:** comprising panelled bath, low level W.C., shower over the bath, vanity wash hand basin with cupboards below.

**Bedroom 2:** rear aspect, range of fitted wardrobes, radiator.

**En Suite Shower Room:** comprising shower cubicle, low level W.C., heated towel rail.

**Bedroom 3:** rear aspect, radiator.

**Bedroom 4:** rear aspect, radiator.

**Family Shower Room:** comprising large shower cubicle, low level W.C., vanity wash hand basin with cupboards beneath, built-in storage cupboards, radiator.

**Landing:** with radiator, access to roof space, airing cupboard containing hot water tank.

On the Ground Floor:

#### **Enclosed Entrance Porch:**

**Entrance Hall:** radiator, coats alcove.

**Cloakroom:** comprising low level W.C., vanity wash hand basin with cupboards beneath.

**Sitting Room:** front aspect with bay window overlooking cul-de-sac, feature stone fireplace with gas coal effect fire, radiator., wall light points, door to dining room and entrance hall.

**Dining Room:** rear aspect, radiator, wall light points, glazed door to patio and garden.

**Kitchen/Breakfast Room:** comprising single drainer stainless sink unit, range of work surfaces, inset four ring gas hob with extractor over, built-in double oven, range of base units with space for dishwasher and complementary wall mounted cupboards, breakfast area with room for bistro table and chairs, radiator, door to:

**Utility Room:** with stainless steel single drainer sink unit, work surfaces, space for washing machine, base and wall cupboards, glazed door to side, door to:

**T.V. Lounge/Study:** with radiator, sliding patio doors to patio and gardens.

From the utility room a door leads to:

**Integral Garage:** with up and over door, light and power.

**The Gardens:** Approached over an open plan lawned area with driveway leading to the garage. There is gated side access to either side of the property leading to the rear gardens, which offer a raised patio area, which extends across the width of the rear elevation. There are terraced borders containing roses and perennials with steps down to the remainder of the garden which is laid to lawn and sheltered by mature shrubs and conifers. There is a gated rear access leading to footpaths which leads to Woosehill and the town centre. In addition there is a pleasant side garden with paving and room for a shed and space for garden furniture.

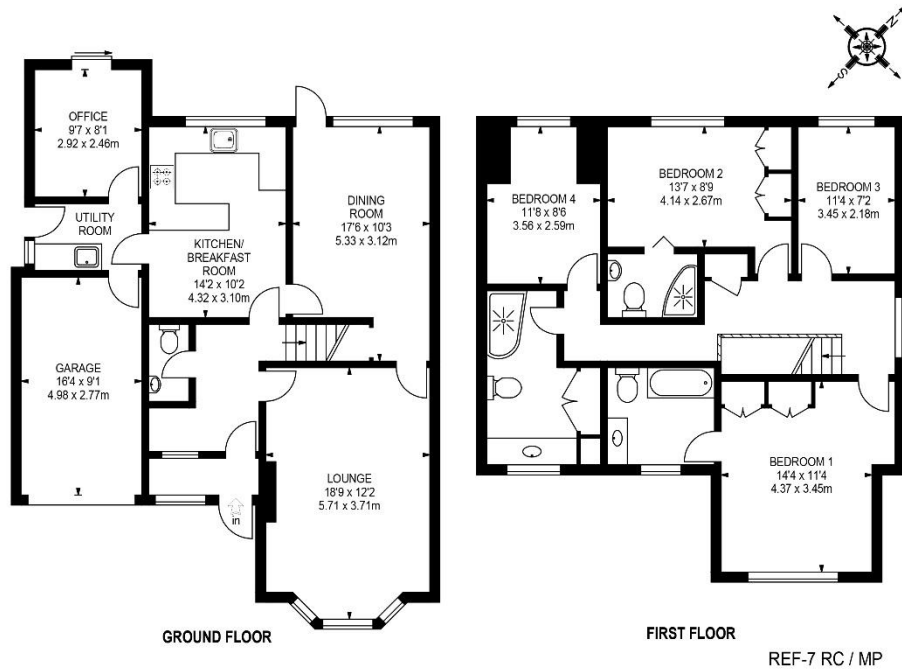
**Services:** Mains water, gas, electricity and drainage are connected.

Gas fired central heating with radiators throughout.

**ENERGY EFFICIENCY RATING – D.**

**COUNCIL TAX BAND – F.**

**IMPORTANT NOTICE:** Please note that we have not checked whether any extension or alterations to the property comply with planning or building regulations. This should be checked by your solicitor or surveyor. We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Fo:36849/NS



APPROX. GROSS INTERNAL FLOOR AREA 1823 SQ FT / 169.36 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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