



2

Bedrooms



1

Bathroom



1

Receptions



2

Parking Space



- Freehold mid terrace
- Crest Nicolson build 2017
- NHBC warranty approx 7 years left
- Mulberry Grove development Wokingham
- 2 double bedrooms & 2 allocated parking spaces
- Spacious open living area & modern kitchen
- Landscaped garden patio & bbq area
- Close to Wokingham town centre & local amenities
- Good access to motorway links & Heathrow airport

Viewings are highly recommended to see this spacious modern home which is in the sought-after Mulberry Grove development in Wokingham.

This property was constructed by Crest Nicholson which is renowned for this interior finish and build quality. You also have the benefits of NHBC warranty which will have approx. 7 years left. The development offers good outside space with countryside walks and community allotment plots.

The property is a mid-terrace and on the ground floor, the property consists of an entrance hallway with a downstairs cloakroom, spacious open plan living area with a modern front aspect kitchen with fully integrated appliances and breakfast bar, living room with French doors accessing the garden, stairs leading to the first floor and under stairs cupboard.

The first floor comprises a landing area with access to a loft, spacious modern bathroom with separate bath & shower cubicle, as well as 2 double bedrooms with the main bedroom having fitted wardrobes.

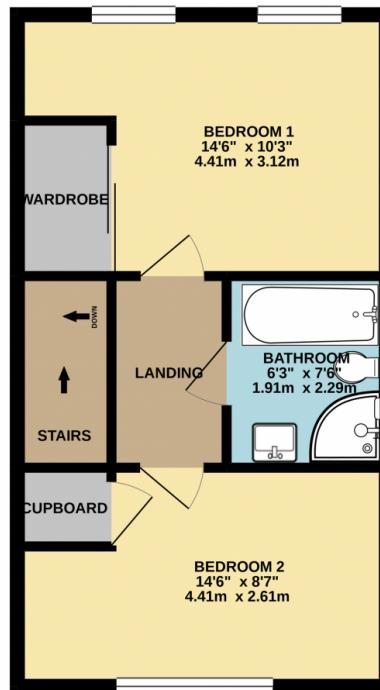
Outside the property, to the front, you have 2 off road parking spaces, a garden area, and a pathway leading to the front door. To the rear of the property you have a private enclosed garden that has rear access, the garden has been recently landscaped with a separate bbq area and patio.

The property is in the sought-after town of Wokingham which has undergone a huge re-generation with an array of new shops, restaurants, and local amenities.

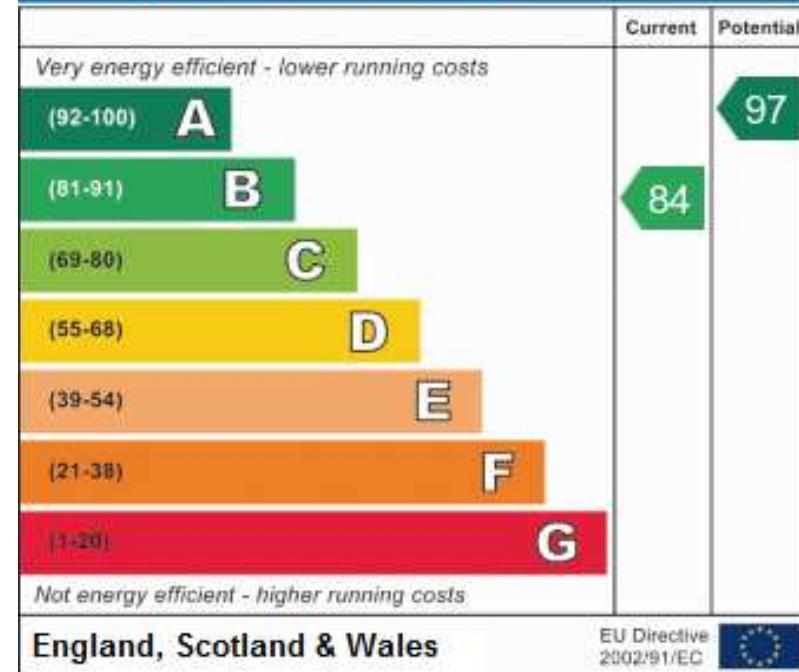
GROUND FLOOR  
382 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



## Energy Efficiency Rating



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

Tel : 0330 113 2804  
Email : [hello@jigsawsaleslettings.co.uk](mailto:hello@jigsawsaleslettings.co.uk)  
Website : [www.jigsawsaleslettings.co.uk](http://www.jigsawsaleslettings.co.uk)

**JIGSAW**  
CONNECTING PEOPLE TO PROPERTY



POWERED BY  
**KELLERWILLIAMS.**  
[www.kwuk.com](http://www.kwuk.com)

## Disclaimer

Whilst these particulars have been carefully prepared by Jigsaw Property Consultants Limited their accuracy cannot be guaranteed. They do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Jigsaw Property Consultants Limited. Registered in England No. 10471925. Registered Office 54, Deer Leap Lane, Rowlands Castle, Hampshire PO9 6FD. VAT No. 280 511 917