



5, Dunlop Row
Crowthorne
Berkshire, RG45 6UA

OIEO £550,000 Freehold



Located in the sought after Bucklers Park, an immaculately presented three bedroom detached home built to a high specification in 2023 by L&G Homes. Still benefiting from being under NHBC warranty, the desirable accommodation includes an entrance hallway, cloakroom, a well-proportioned living room, and a stunning spacious open plan kitchen/dining room with Bosch integrated appliances and full width bifold doors to the garden. Upstairs you will find a lovely master bedroom with fitted wardrobes, and a stunning fully tiled ensuite shower room. There is a spacious guest bedroom and a further third bedroom currently used as a dressing room, or alternatively it would make a great home office or good size bedroom.

- L&G specification to include bespoke fitted blinds throughout
- South west facing non overlooked rear garden
- 10 Year NHBC warranty from 2023
- High ceilings and bifold kitchen doors to garden
- Viewing Highly recommended
- Driveway parking for two vehicles

The front is beautifully landscaped with a variety of mature shrubs and courtesy path to the front door with wide driveway parking to the right-hand side of the property. Side access opens to the well-tended rear garden with an extended patio and the remainder laid to lawn. The south westerly facing garden is fully enclosed by a brick wall and fencing with tall tree screening, and for a modern development living is wonderfully secluded and very peaceful.

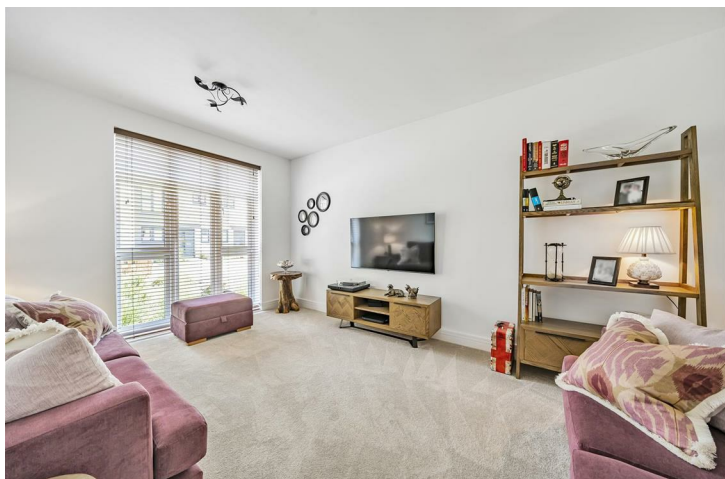
Bucklers Park is a new development on the edge of Crowthorne built amongst established woodland with a newly designated area of 100-acre nature reserve for family friendly walks. The property is a short walk from Crowthorne village centre which benefits from a good variety of independent shops and restaurants. Recently opened Hall & Woodhouse restaurant/pub has added a vibrant feel to the area and Bucklers Park now boasts a Co-Op, community orchards and neighbourhood Hub which offers various classes and activities together with tennis and basketball courts.. There is also a newly opened coffee shop and a bus route serving the local area and ideally placed for easy access to the A329(M), M3 and M4.

Council Tax Band: E

Local Authority: Bracknell Forest Council

Energy Performance Rating: B

There is a estate charge of c.£287.00 which covers the upkeep of the communal areas. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





Dunlop Row, Bucklers Park, Crowthorne, RG45

Approximate Area = 1072 sq ft / 99.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1138779

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.
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