



**14, Derwent Close
Wokingham
Berkshire, RG41 3UD**

£500,000 Freehold



This smartly presented recently upgraded three bedroom semi detached house is set in a cul de sac location close to local schools and Wokingham train station. The accommodation comprises spacious L shaped kitchen/living room which overlooks the rear garden, cloakroom and family room. There are three generous first floor bedrooms and a family bathroom with white suite.

The private rear garden is enclosed by wooden fencing, laid mainly to lawn with paving across the rear of the house with well stocked shrub and plant borders. There is a shed in the left hand corner with gated side access leading to the front block paved driveway.

Derwent Close forms part of the Unit Construction development at Woosehill, there are is attractive mix of 1, 2, 3 and 4 bedroom homes arranged in pleasant cul-de-sacs. Woosehill has a medical centre and Morrisons supermarket, both within walking distance, and a popular junior school at nearby Hawthorns. The town is approximately 1.5 miles distant and there is a main line train station to Waterloo. The A329(M) and M4 can be accessed via the east of the town.

- Over 1224.00 sq ft of living
- Open plan kitchen/living room
- Cloakroom
- Impressive refitted kitchen
- Dual aspect family room
- Set on popular Woosehill development





MATERIAL INFORMATION

Part A

Council Tax Band: D

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating - Gas Central Heating

Broadband Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 8

Mbps – Highest available upload speed: 0.8 Mbps

Ultrafast - (FTTP) – Highest available download speed: 1000 Mbps -

Highest available upload speed 100 Mbps

Mobile Phone Coverage - For an indication of specific speeds and supply

of broadband and mobile, we recommend potential buyers go to the Ofcom web-site <https://checker.ofcom.org.uk>

Parking

There off road parking at the property

Part C

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

Flooding

Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered Medium risk and for surface water flooding. Flooding from rivers and seas is Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Planning

F/2008/1326- Proposed conversion of garage to provide a storeroom and habitable accommodation (retrospective application)

F/2008/1968 - Proposed conversion of existing storeroom to additional habitable accommodation. - Digital records can be found on Wokingham Borough Council's website.

<https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>



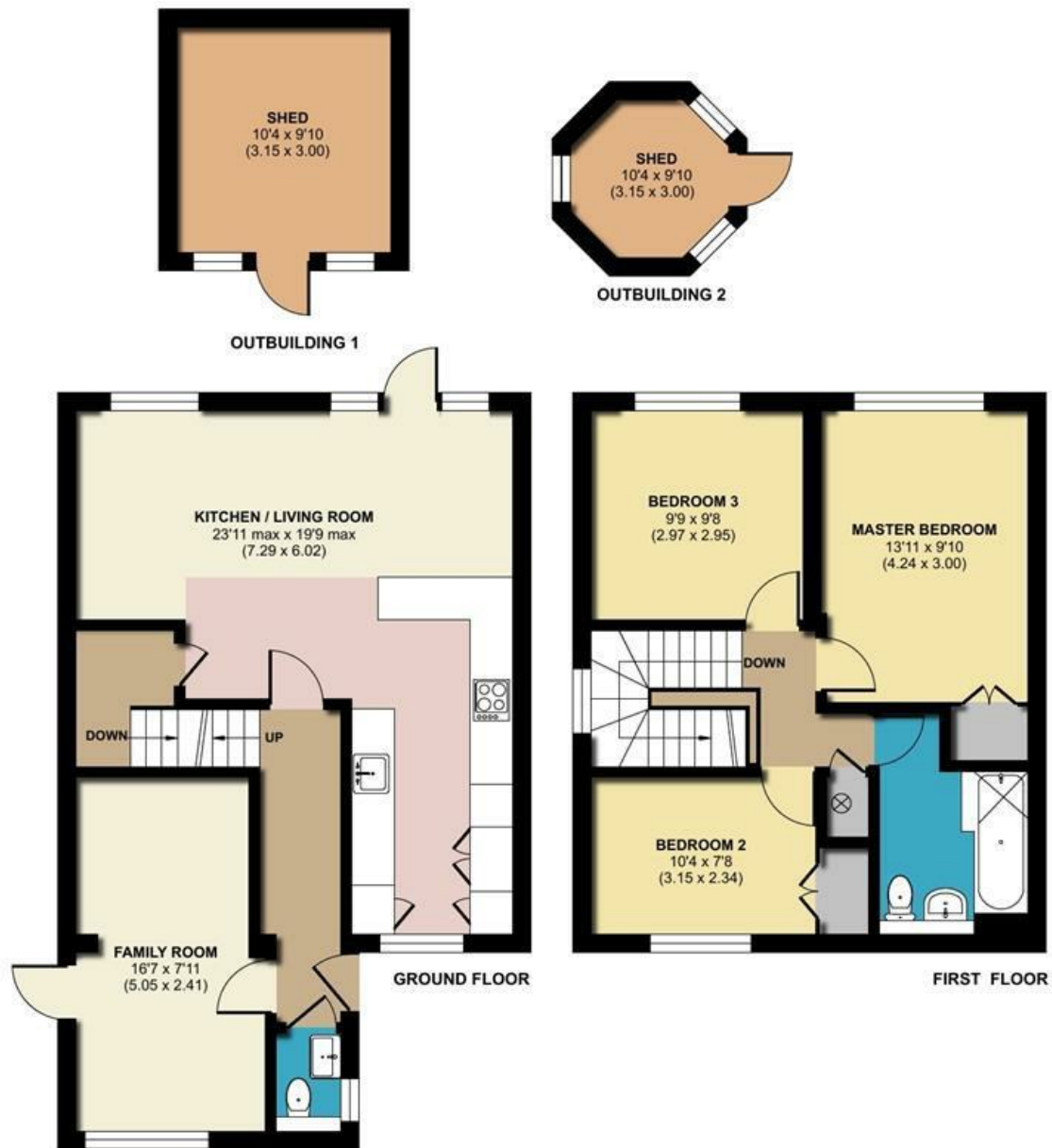
Derwent Close, Wokingham

Approximate Area = 1078 sq ft / 100.1 sq m

Outbuildings = 146 sq ft / 13.5 sq m

Total = 1224 sq ft / 113.7 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: 1181761

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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.

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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