



9, Sorrel Close
Wokingham
Berkshire, RG40 5YA

OIEO £900,000 Freehold



This well presented five bedroom detached family home is set in a cul de sac location on the popular Keephatch Park development, which is walking distance to Wokingham town centre and local schools. The accommodation comprises spacious dual aspect living room, stunning kitchen/dining room overlooking the rear garden, playroom, utility and cloakroom. There are five first floor bedrooms, including a master bedroom with en-suite shower room, and a family bathroom.

- Offered with no onward chain
- Over 2200 sq ft (inc garage and outbuilding)
- Dual aspect living room
- Desirable cul de sac location
- Spacious kitchen/dining room
- Master bedroom with en-suite

The private rear garden is enclosed by wooden fencing, well stocked evergreen hedge borders and flower beds. The generous garden is laid mainly to lawn and benefits from a wooden summer house with light and power and an adjoining store. Gated side access leads to the front block paved driveway which provides parking for several vehicles. There is also an integral double garage and well stocked front garden.

Sorrell Close is set on the popular Keephatch Park development. The area is close to the A329(M) and M4 motorway yet is only 20 minute walk from Wokingham town centre. There are a number of parks and play areas interspersed around the development with properties ranging from 2 bedroom apartments, 3 bedroom terrace properties, townhouses and spacious four and five bedroom detached homes.

Council Tax Band: F
Local Authority: Wokingham Borough Council
Energy Performance Rating: D





Sorrel Close, Wokingham

Approximate Area = 1722 sq ft / 159.9 sq m

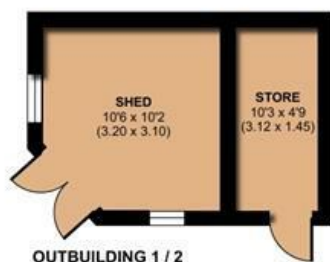
Limited Use Area(s) = 97 sq ft / 9 sq m

Garage = 248 sq ft / 23 sq m

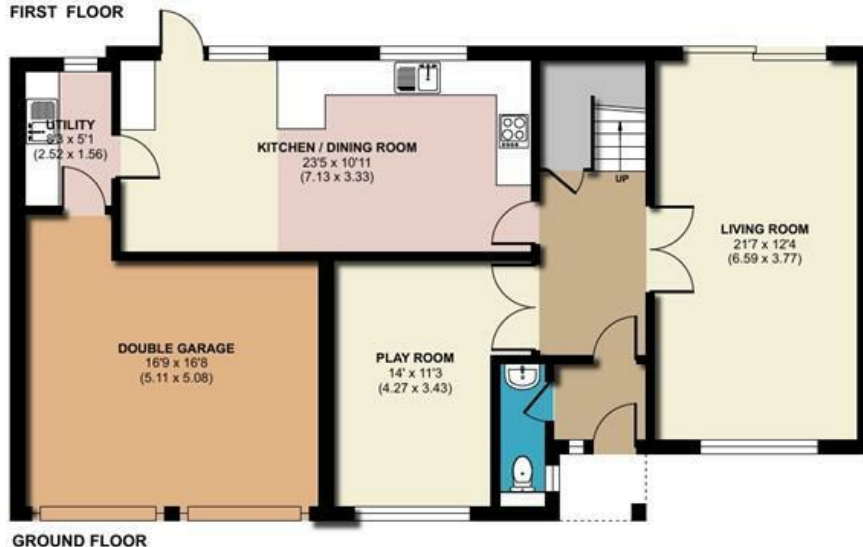
Outbuilding = 150 sq ft / 13.9 sq m

Total = 2217 sq ft / 205.8 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1290245

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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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