MICHAEL HARDY
SALES & LETTING



12, Martins Drive,
Wokingham,
Berkshire, RG41 1NY

OIEO £1,100,000 Freehold





Presented in immaculate condition throughout and offered with a complete onward chain above, a four bedroom detached family home, built by the highly regarded Luff Homes, occupying an attractive position in Martins Drive, Wokingham. The property offers well-proportioned and versatile accommodation with a generous living room, separate dining room, kitchen/breakfast room, home office and a delightful sun room. Further benefits include a utility room, cloakroom and excellent storage, while upstairs are four bedrooms, including a principal bedroom with en suite, together with a family bathroom. Externally, the property benefits from driveway parking for three cars, an impressive double garage and private rear garden.

- Immaculately presented four-bedroom detached home
- Built by the highly regarded Luff Homes
- Kitchen/breakfast room with integrated appliances
- Four bedrooms, en-suite & family bathroom
- Generous double garage
- Beautifully established rear garden

The property is approached via a neatly maintained front garden, with a well-kept lawn, established hedging and mature planting creating an attractive first impression. A driveway provides parking for three vehicles and leads to the substantial double garage, which benefits from electrically operated doors. The rear garden is beautifully established and provides a lovely sense of privacy. A generous paved patio, immediately adjoining the house, creates an excellent space for outdoor dining and entertaining, while steps lead to a well-maintained lawn bordered by mature shrubs, trees and planting. The garden has a particularly mature and peaceful feel, making it an ideal space for families and those who enjoy entertaining outdoors.

Martins Drive is situated in a well-established and highly regarded residential area of Wokingham, with excellent access to a wide range of local amenities and recreational facilities. The property is particularly well placed for families, with The Holt School and Emmbrook Schools within the wider local area, with a number of other primary schools also easily accessible. Wokingham town centre is within walking distance and provides an excellent selection of independent shops, cafés, restaurants, bars and everyday amenities, together with the popular market. The town also benefits from the Carnival Hub and leisure facilities, providing a good choice of activities for all ages. For commuters, Wokingham railway station provides regular services towards Reading and London, while the surrounding road network gives convenient access to the M4 and neighbouring towns including Reading and Bracknell. The area also offers plenty of opportunities for walking and outdoor recreation, with local open spaces such as Joel Park and Cantley Park close by.

Council Tax Band: G (Subject to change)
Local Authority: Wokingham Borough Council
Energy Performance Rating: C





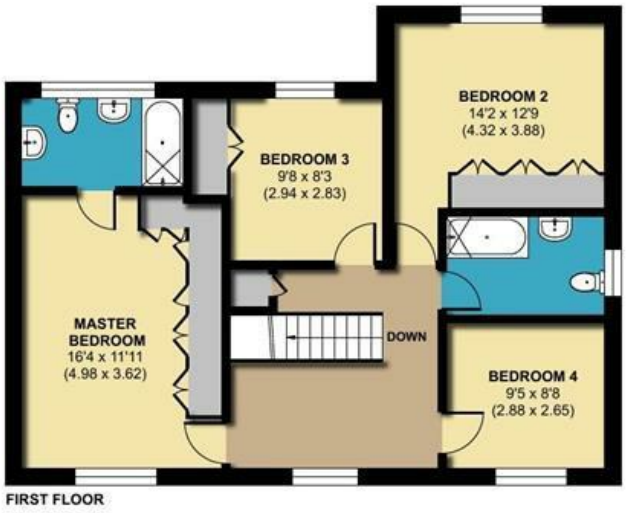




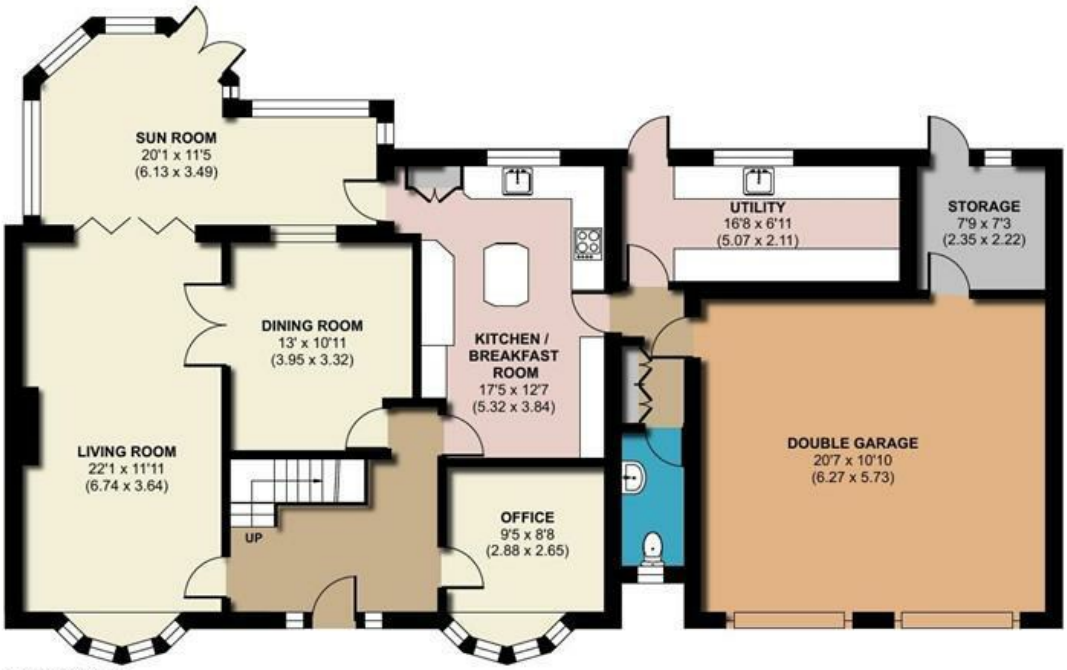
Floorplan

Martins Drive, Wokingham

Approximate Area = 2073 sq ft / 192.5 sq m
Garage = 446 sq ft / 41.4 sq m
Total = 2519 sq ft / 233.9 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Hardy. REF: 1510833

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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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