



61, Babbage Way
Bracknell
Berkshire, RG12 7GN

£640,000 Freehold



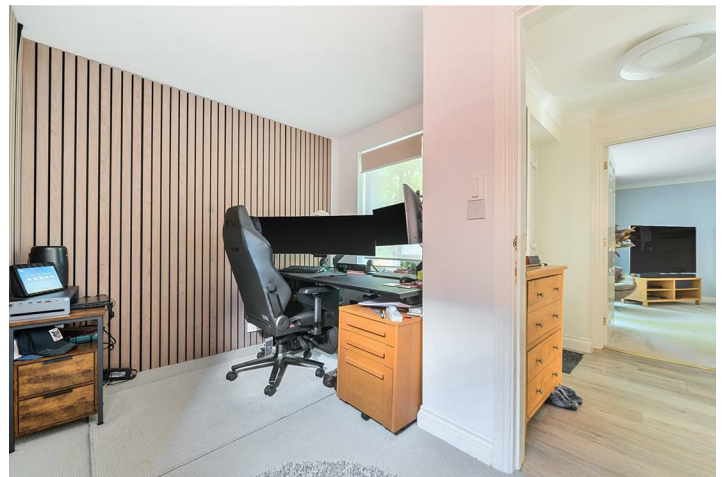
Located in a desirable setting fronting a small copse, a delightful and much improved four bedroom detached home in the popular area of Sovereign Fields. The well kept accommodation comprises an entrance hallway, cloakroom, study, living room with box bay window and a stunning modern kitchen/dining room. Upstairs there is a large master bedroom with views over the copse, fitted wardrobes and a beautiful high specification ensuite shower room. Additionally, there are three further bedrooms, all benefitting from fitted wardrobes, and a modern family bathroom.

- Stunning condition throughout
- Fitted wardrobes to all bedrooms
- Double garage and driveway parking
- Spacious open plan kitchen/dining area
- Fully enclosed garden
- Desirable setting overlooking small copse

Outside, the property benefits from ample driveway parking and a double garage with light, power, an electric door and eaves storage. The rear garden is fully enclosed with two patio areas, one just behind the property and a further patio, covered by a wooden pergola, sits to the rear of the garden.

Sovereign Fields is located to the south of Bracknell town centre and provides easy access to both the M3 and M4 motorways and Bracknell train station. The neighbouring areas of Wokingham and Crowthorne are only short distance away. Nearby noteworthy landmarks include Coral Reef Waterworld, Bracknell Sports Centre and the 'Look Out' discovery centre which is set alongside 2,500 acres of Crown Estate woodland.

Council Tax Band: F
Local Authority: Bracknell Forest Council
Energy Performance Rating: C





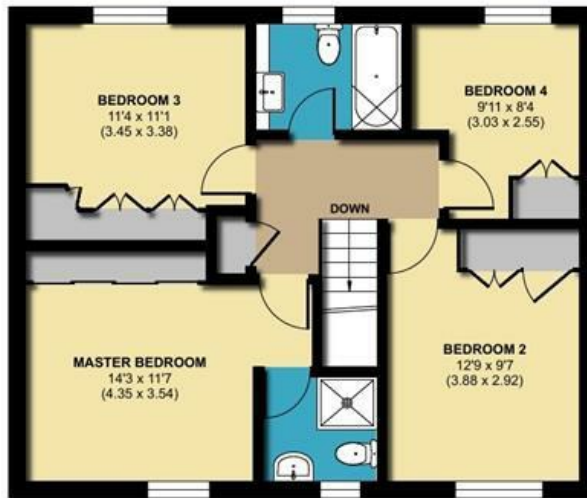
Babbage Way, Bracknell

Approximate Area = 1327 sq ft / 123.3 sq m

Garage = 305 sq ft / 28.3 sq m

Total = 1632 sq ft / 151.6 sq m

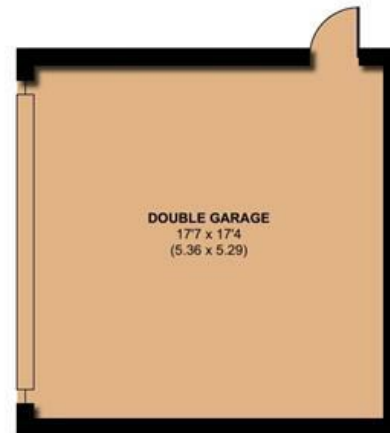
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE

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: 1286222

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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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