



**3 MORRIS CLOSE, WINNERSH, WOKINGHAM, BERKSHIRE, RG41 1AU**  
**£525,000 FREEHOLD**

NESTLED WITHIN ONE OF WOKINGHAM'S MOST PRESTIGIOUS DEVELOPMENTS, THIS STUNNING PROPERTY OFFERS BOTH ELEGANCE AND PRACTICALITY. DEVELOPED BY BELLWAY HOMES IN 2021, IT IS PART OF A SAFE, FRIENDLY, AND WELL-MAINTAINED COMMUNITY THAT FEELS BOTH PRIVATE AND WELCOMING.

**Winkworth**

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## DESCRIPTION:

Upon entering, you are welcomed into a bright and stylish kitchen/dining room featuring modern fitted units, ample surface space, and integrated appliances. The generous layout comfortably accommodates a dining table, creating the perfect space for family meals or entertaining.

Across the hallway sits a versatile reception room, currently used as a playroom but equally suitable as a home office, gym, music room, or secondary lounge. French doors provide direct access to the rear garden, filling the space with natural light. A downstairs WC completes the ground floor accommodation.

The first floor boasts a spacious and inviting living room with elegant French doors opening onto a Juliet balcony, offering a charming outlook over the development. This floor also includes a beautifully presented family bathroom and a generous double bedroom, ideal for guests or older children.

The top floor is home to the master suite, featuring built-in wardrobes and a stylish en-suite shower room. Also on this level is a third bedroom, perfectly suited as a child's room, nursery, or home office providing excellent flexibility for a growing family.

To the rear, the enclosed garden offers a tranquil and low-maintenance outdoor space, featuring a patio ideal for dining or relaxation, a level lawn, and a handy storage shed. The property benefits from two allocated parking spaces, conveniently positioned for easy access.

This elegant modern home combines the security and exclusivity of a gated development with the warmth and practicality of family living. With excellent school catchments, modern interiors, and a prime Wokingham location, this property is perfect for those seeking a stylish and welcoming home in a sought-after setting.

## AT A GLANCE

- Gated Development
- Three/Four Bedroom Home
- Well Presented Throughout
- Two Bathrooms
- Two Parking Spaces
- Low Maintenance rear Garden
- In Catchment For Popular Schools
- Ultra Fast broadband upto 1800 Mbps
- Satellite/Fibre TV Availability BT & Sky
- Mobile Coverage for Vodafone, Three, EE & O2

**Tenure:** Freehold

**Service Charge:** £360 per annum

**Council Tax Band:** E









## Morris Close, Winnersh, Wokingham, RG41

Approximate Area = 1251 sq ft / 116.2 sq

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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