



Nuthatch Drive, Wokingham

- Two Double Bedrooms
- Exceptionally Spacious Private Rear Garden
- Large, Bright Living Space
- Immaculately Presented – Only 8 Months Old
- Perfect Condition

- Ensuite
- Built-In Wardrobes Throughout
- Private Driveway for Multiple Cars
- Cala Home
- Last One Available!

Asking Price £450,000

Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Nuthatch Drive, Wokingham

DESCRIPTION

SUPER RARE, Stunning Nearly-New 2-Bedroom Semi-Detached Home in Finchwood Park.

Welcome to The Aspin — a beautifully presented 2-bedroom semi-detached home located in the sought-after Cala Homes development at Finchwood Park, Finchampstead. Just 8 months old and in pristine, show-home condition, this bright and airy property is perfect for first-time buyers, downsizers, or those looking for a stylish and low-maintenance home in a thriving new community.

Step inside and be greeted by an abundance of natural light flooding through large windows, enhancing the sense of space and warmth throughout. The spacious living area flows seamlessly into a modern, fully-fitted kitchen and dining space, ideal for both everyday living and entertaining.

Upstairs, you'll find two generously sized double bedrooms, including a luxurious master suite with a sleek en-suite bathroom and built-in wardrobes. Additional built-in storage throughout the home adds to the practicality and style of this well-designed property.

Outside, this home really stands out with its exceptionally large private rear garden — perfect for summer gatherings, gardening, or simply relaxing in peace. The property also benefits from a private driveway with space for multiple vehicles, offering convenience and privacy in equal measure.

Situated in the heart of Finchwood Park, residents enjoy access to green open spaces, woodland walks, and excellent transport links, making this a perfect blend of countryside living and modern convenience.



Don't miss this rare opportunity to own a virtually brand-new home in one of Finchampstead's most exciting new neighbourhoods.



Council Tax: D

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	83	95	<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>		
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 0118 979 5618 Email:

wokingham@hunters.com <https://www.hunters.com>



HUNTERS®
HERE TO GET *you* THERE