



## Cornpoppy Avenue, offers in excess of £340,000

- Occupying impressive setting
- Conservatory overlooking rear garden
- Detached Garage
- Attractive garden, with additional area
- Popular location
- Available for viewing
- EPC Rating: C



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## About the property

Enjoying a delightful position within the popular Rockfield Estate, A rare find, this particular style property offers conservatory to rear and detached garage along with an additional private garden area. Viewing recommended, to appreciate this well presented home.

Occupying a superb setting on the edge of an established cul-de-sac. Featuring conservatory and extensive private garden area, along with detached garage. The property offers well presented accommodation. Comprising; inviting entrance hallway that provides access to all ground floor living spaces and leads to the first-floor. Cloakroom with wc. The Sitting Room enjoys an attractive projecting bay window overlooking the front aspect, which fills the room with abundant natural light. Fitted Kitchen/Breakfast Area, overlooking rear garden. Dining Room which leads through to the delightful Conservatory, offering a comfortable living space with tiled flooring and French doors opening out to the paved terrace and pretty rear garden. On the First Floor principal Bedroom benefits from an Ensuite Shower Room. Two further Bedrooms and Bathroom. Outside, the driveway leads to the detached Garage service door to side into the rear garden. Offering a degree of privacy, the enclosed garden provides a tranquil setting, planted with a variety of flowering plants and shrubs, with lawned area and paved terrace creating ideal seating area, for entertaining. There is an additional narrow lawned area enclosed by well maintained hedging boundary, ideal additional play area.





## Accommodation

### Entrance Hall

### Cloakroom

### Sitting Room

15' 9" x 10' extending 12' 5" (4.80m x 3.05m extending 12' 5")

### Kitchen/Breakfast Area

9' 5" x 7' (2.87m x 2.13m)

### Dining Room

9' 4" x 8' 5" (2.84m x 2.57m)

### Conservatory

10' 5" x 7' (3.17m x 2.13m)

### First Floor

### Bedroom 1

12' 8" x 8' 8" (3.86m x 2.64m)

### Ensuite Shower

### Bedroom 2

10' x 8' 2" (3.05m x 2.49m)

### Bedroom 3

7' 3" x 7' (2.21m x 2.13m)

### Bathroom

### Garage

17' 3" x 8' 8" (5.26m x 2.64m)

## Floorplan



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