



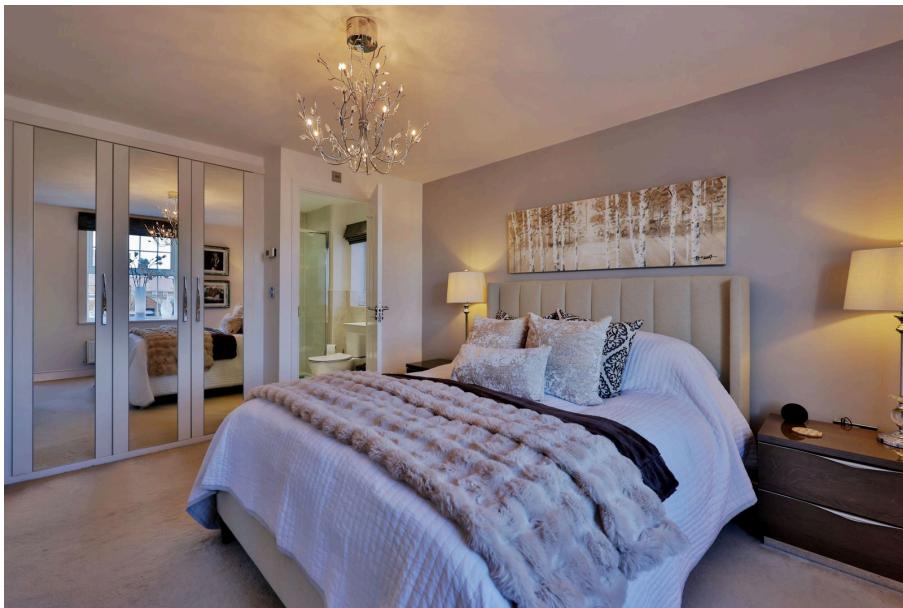
ROB LETTS

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2 Barrow Green, Pocklington

Offers Over £475,000

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Every estate has a great spot – and this is one of them.

Set on a quiet private road of just three homes, overlooking a green with open countryside to the side, this beautifully positioned detached family home on Barrow Green, Pocklington offers space, privacy and an exceptional level of presentation.

Built by David Wilson Homes in 2018, the property extends to over 1,450 sq ft and has been maintained to a standard that is quite simply better than new. The ground floor offers a welcoming entrance hall, downstairs WC, a study enjoying views over the green, a generous family lounge, and a stunning kitchen/dining room that truly is the heart of the home.

Upstairs, there are four genuine double bedrooms – three with built-in wardrobes – including a main bedroom with en suite, alongside a stylish family bathroom.

The south-facing rear garden has been carefully landscaped with a central lawn, patio seating areas, raised planted borders, a water feature and mature planting that provides privacy without blocking light.

A rare opportunity to secure a home in one of the finest positions on the development.





Ground Floor
Floor area 70.2 sq.m. (756 sq.ft.)



First Floor
Floor area 65.1 sq.m. (701 sq.ft.)



Garage
Floor area 18.8 sq.m. (202 sq.ft.)

Total floor area: 154.1 sq.m. (1,659 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Detached David Wilson home built in 2018
- Tucked away in one of the estate's best positions, overlooking a green
- Over 1,450 sq ft of accommodation
- Private road of just three properties
- Immaculately presented – better than new-home condition
- En suite to the main bedroom
- South-facing landscaped rear garden
- Driveway parking and detached garage
- When calling about this property, please quote RL0918



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		93
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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