



## Harfleur Court, £400,000

- Well presented family home
- Feature Orangery to rear
- Garden and gated driveway
- Detached garage
- Council Tax: F
- EPC Rating: C



 4  2  1





## About the property

Set within a cul-de-sac position on the popular Rockfield Estate. Tastefully styled accommodation with attractive feature orangery with tri-fold doors opening out to the extensive paved terrace and rear garden. Detached garage and driveway.

Ideal modern family home with comfortably arranged living accommodation, comprising, Reception Hall with quality tiled flooring and a Cloakroom. Sitting Room being 22ft in length with feature wall mounted contemporary electric fire, window to front aspect and French doors opening into the delightful Orangery, a superb addition to the property, with tri-fold doors leading out to the rear garden, enjoying a paved terrace area running along the length of the property, ideal for entertaining. The Kitchen benefits from a range of modern units and opens through to the Dining/Family area, with door to side aspect. On the First Floor, The main Bedroom benefits from fitted wardrobes and an en-suite Shower Room. There are three further Bedrooms and Bathroom. Outside, to the front is an ornamental garden and path to the front door. Adjacent is the gated driveway, providing tandem parking in front of the detached Garage. A side pedestrian gate leads into the rear garden, which is mainly laid to lawn with paved patio, having outside hot and cold water tap.





## Accommodation

### Reception Hall

### Cloakroom

### Kitchen and Dining Room

22' 3" x 9' 8" extending to 12' 9" (6.78m x 2.95m extending to 3.89m)

### Sitting Room

22' 4" x 11' 1" (6.81m x 3.38m)

### Orangery

11' 1" x 10' 2" (3.38m x 3.10m)

### Floor Floor

#### Bedroom 1

11' 4" x 10' 2" extending to 12' 4" (3.45m x 3.10m extending to 3.76m)

#### En-Suite Shower Room

#### Bedroom 2

13' 2" x 10' (4.01m x 3.05m)

#### Bedroom 3

11' 5" x 9' 2" (3.48m x 2.79m)

#### Bedroom 4

8' 9" x 8' 8" (2.67m x 2.64m)

#### Bathroom

### Outside

#### Detached Garage

20' x 10' 5" (6.10m x 3.17m)



## Floorplan



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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