



ROB LETTS

exp <sup>UK</sup>



# Southfield Road, Pocklington

Guide Price £290,000

4 1 1





RL0918 - Tucked away in the corner of a private cul-de-sac of just five properties, this well-presented four-bedroom detached home enjoys a quiet position set back from the road, offering a surprising sense of privacy while remaining conveniently located within Pocklington.

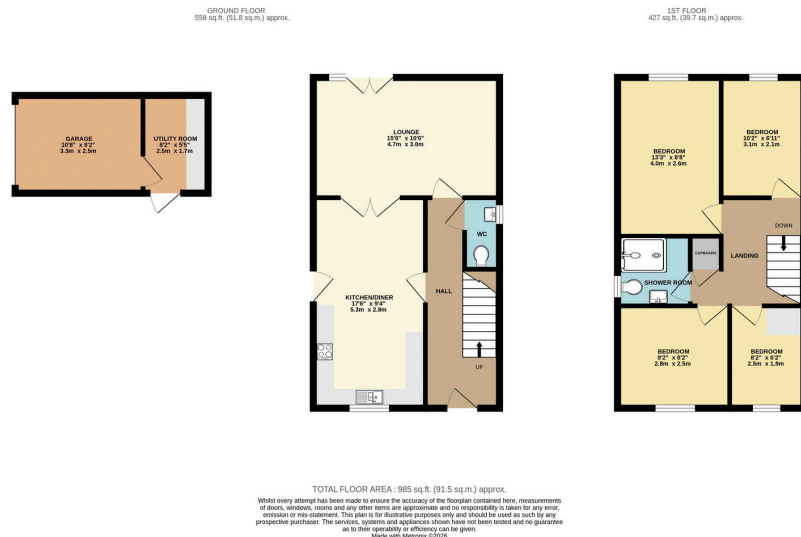
The accommodation is thoughtfully laid out, beginning with a proper entrance hallway that runs from the front of the property through to the rear — meaning access to the living room is not through the kitchen, a feature many buyers actively look for. Off the hallway is a useful ground floor WC and under-stairs storage.

To the front of the property is a kitchen/dining room, well suited to everyday family life, with fitted units, ample worktop space, and a side door providing external access. To the rear, the living room is bright and comfortable, with French doors opening directly onto the south-facing garden.

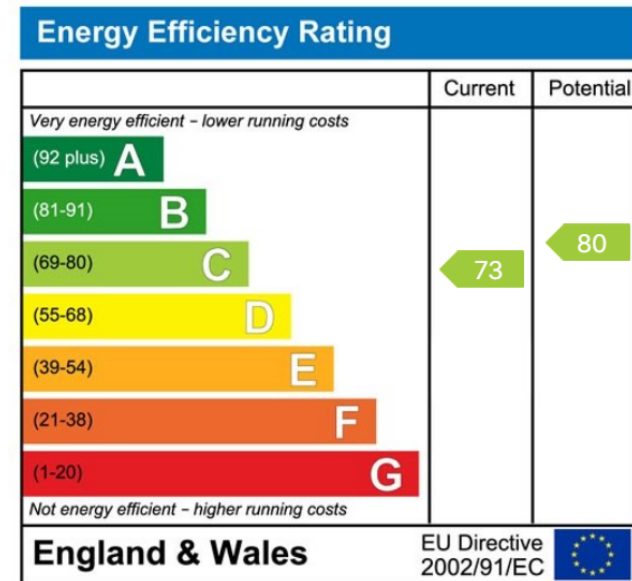
Upstairs, the property offers four bedrooms, providing flexibility for family living, guests, or home working, along with a recently re-fitted shower room finished to a clean, modern standard.

Externally, the property benefits from off-street parking, a detached garage with power, and a separate utility room. The rear garden faces south and backs onto neighbouring gardens rather than directly onto another house, creating an open feel and ensuring the garden is not overlooked.





- Detached family home
- Four bedrooms (3 double)
- Proper front-to-rear hallway layout
- Kitchen/dining room to the front
- Tucked into the corner of a private cul-de-sac
- Bright living room with French doors to the garden
- South-facing rear garden with no direct overlooking
- Detached garage with utility room
- Off-street parking
- Quote RL0918 when calling to book your viewing



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