



ROB LETTS

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# Southfield Road, Pocklington

Offers Over £300,000

4 1 2





RL0918 - Welcome to Southfield Road, a deceptively spacious four-bedroom detached home set on a generous plot in a sought-after area of Pocklington. From the moment you step inside, the large entrance hallway sets the tone, offering access to a ground floor W.C. and staircase to the first floor.

The heart of the home is the well-designed dining kitchen, complete with integrated appliances which include; electric oven, gas hob with extractor hood above. Built in dishwasher, washing machine and fridge freezer. The kitchen opens into a separate dining area, which then flows into the rear lounge – a light and relaxing space with double glazed French doors overlooking the garden. The ground floor offers flexibility for everyday family life or entertaining guests.

Upstairs, you'll find three well-proportioned double bedrooms and a fourth single bedroom, along with a stylish and modern family bathroom. A partially boarded loft provides valuable additional storage space.

Outside, the home really delivers – the rear garden is larger than you might expect, offering a mix of lawn, patio, pond, and mature planting, all enclosed and ideal for families or those who love their outdoor space. There is also a driveway providing off-street parking, a garage with power and lighting, and gated side access.







- Detached four-bedroom family home
- Set on a generous sized plot
- Separate dining area and modern fitted kitchen
- Light-filled lounge with garden views
- Three double bedrooms and one single
- Driveway and garage with power and lighting
- Excellent potential to extend (STPP)
- Integrated appliances and practical layout
- Extremely popular residential area
- Quote RL0918 when calling to book your viewing



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