



Cornfields | | Yateley | GU46 6YT

£485,000

Freehold

Waterfords W
Residential Sales & Lettings

Cornfields |
Yateley | GU46 6YT
£485,000

A well-presented three-bedroom semi-detached home in a popular cul-de-sac location, featuring a generous rear garden with a large outbuilding, a downstairs cloakroom, a garage, and driveway parking.

- Presented in good condition throughout
- Located within a highly sought-after residential estate
- Conveniently close to local shops and amenities
- Large fully insulated and powered outbuilding
- Tucked away at the end of a quiet cul-de-sac
- Within walking distance of well-regarded schools
- Three generous bedrooms
- Modern, well-appointed fitted kitchen





Description

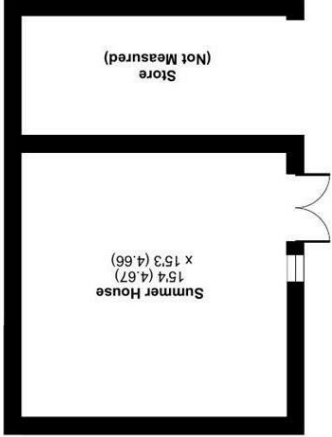
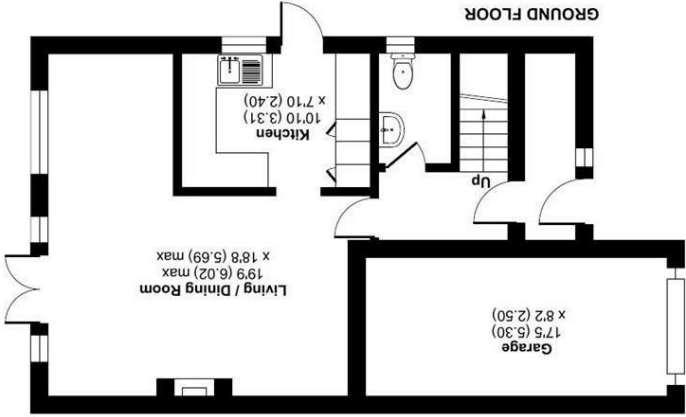
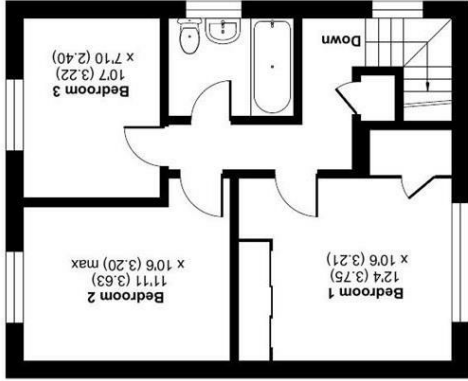
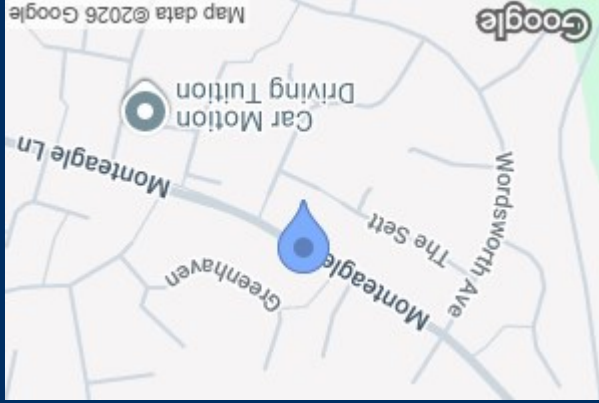
Offered to the market in good condition, this beautifully presented and fully modernised three-bedroom semi-detached family home is situated at the end of a quiet cul-de-sac on the highly sought-after Poets Estate in Yateley.

The ground floor features a spacious L-shaped lounge/dining room, with a cosy log burner creating an attractive focal point. The contemporary kitchen has been stylishly fitted and finished to a high standard, offering ample worktop space and storage. The accommodation also benefits from a separate porch, a generous entrance hall, and a convenient downstairs cloakroom.

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom fitted with a neutral three-piece suite.

Externally, the property provides driveway parking for up to three vehicles, along with access to the garage via an electric roller door. The garage offers excellent potential for conversion (subject to the necessary consents), creating additional living accommodation such as a family room, home office or utility room. Side access leads to the rear garden, which features a generous lawn and patio area, is fully enclosed, and enjoys a high degree of privacy.

A particular highlight of the property is the large, fully insulated and powered outbuilding situated at the end of the garden. Currently used as a stylish entertainment space, this versatile building could equally serve as a home office, gym, studio, or hobby room, making it an excellent addition to this impressive family home.



Cornfields, Yateley, GU46
 Approximate Area = 971 sq ft / 90.2 sq m (excludes store)
 Garage = 139 sq ft / 12.9 sq m
 Outbuilding = 234 sq ft / 21.7 sq m
 Total = 1344 sq ft / 124.8 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential).
 Produced for Waterfords. REF: 1502327.
 Waterfords
 Registered Scales & Weighings

Energy Efficiency Rating	
Current	Potential
Not energy efficient - higher running costs A (92 points) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
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