



34 Rockington Way

Crowborough, TN6 2NJ

Price Range £585,000



PRICE RANGE: £585,000 - £600,000

## A Contemporary Family Haven in a Peaceful Cul-de-Sac

Tucked away in a discreet cul-de-sac, this exceptional five-bedroom detached home is a triumph of modern family living -where generous proportions, stylish finishes, and thoughtful design come together to create a home that is as practical as it is beautiful.

Renovated and extended with a meticulous eye for detail, this is a property you can move straight into and immediately start living the lifestyle you've been dreaming of. From the moment you step into the striking entrance hall—complete with clever storage for the daily bustle of coats, shoes, and school bags—you sense that every element of this house has been curated with family life in mind.

The accommodation flows effortlessly. To the front, a spacious lounge invites relaxation, its scale and comfort making it perfect for cosy nights in or lively family gatherings. A second versatile reception room, currently serving as a gym, offers endless flexibility, perhaps a dedicated home office, snug retreat, or even a sixth bedroom.

The heart of this home is undoubtedly the extended kitchen, dining, and family area. Bathed in natural light and designed with entertaining in mind, it's a space that brings people together. Imagine Sunday brunches around the table, laughter-filled evenings with friends, or simply enjoying a morning coffee while gazing out to the garden. Sleek finishes blend effortlessly with functional design, making this both a showpiece and the practical hub of the home.

Upstairs, the sense of space continues. The impressive landing doubles as a working area, a rare luxury that further enhances this home's versatility. Five generously sized bedrooms mean no compromises, each a sanctuary in its own right. The principal suite, complete with en-suite, offers privacy and calm, while the remaining rooms are all equally well-proportioned, ensuring harmony in family living.

Outside, the rear garden is a low-maintenance delight. Artificial lawn and a smart patio make it perfect for entertaining or simply enjoying the outdoors without the hassle of heavy upkeep. To the front, a broad driveway and garage provide ample parking, ticking yet another box for practical family needs.

The location could not be more ideal. Set within walking distance of excellent schools, play areas, woodlands, and Crowborough's mainline station, you'll find both convenience and community on your doorstep. Whether commuting, exploring, or raising a family, this home places everything within easy reach.

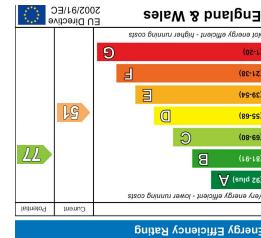
This is more than just a house—it's the complete family lifestyle package. A home of space, comfort, and effortless style, waiting for its next chapter to begin.





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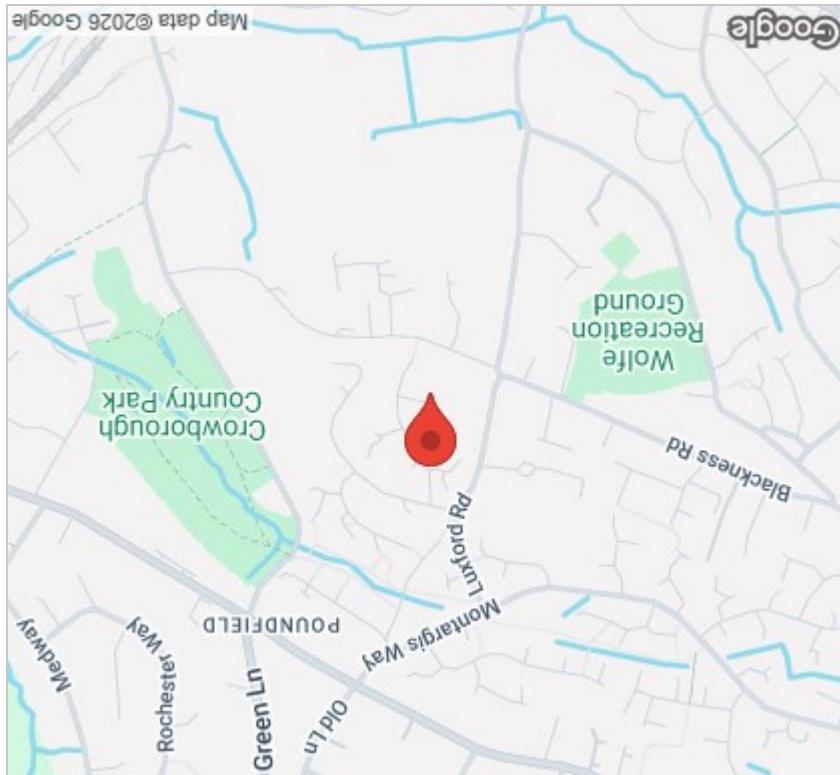
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 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**

### Energy Efficiency Graph



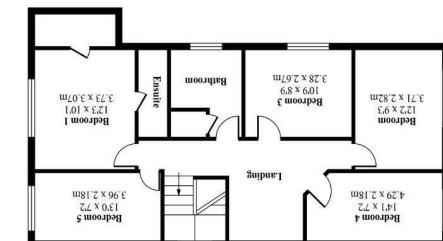
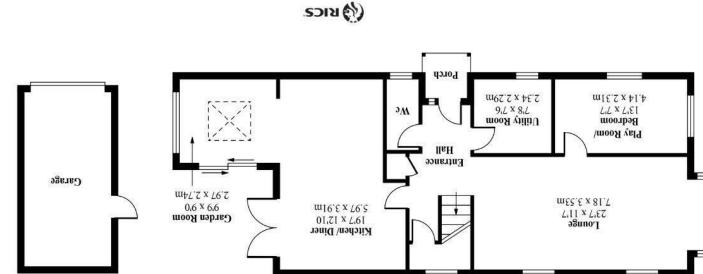
**Area Map**

**Rockington Way, Crowborough, TN6**

178.8 sq m / 1924 sq ft

Gross internal floor area (approx):

FLOOR PLAN PRODUCED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT 2<sup>nd</sup> EDITION, ASSEMBLED BY BANFIELD RESIDENTIAL ESTATE AGENTS LTD. © NARIC, CII, 2023



**Floor Plan**