

# 47 Rockfield Heights, Connor, BT42 3LH



- Modern Semi Detached
- 3 Bedrooms
- 2 Reception Rooms
- Extensive Prime Mature Site
- Cul De Sac Position/ Open Aspect To Front
- Kitchen With Living/ Dining Aspect
- Four Piece Family Bathroom
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Excellent First Time Buy
- Ground Floor Furnished Cloakroom

**PRICE Offers Over £169,950**

*Positioned within a popular modern development in a quiet cul de sac on a prime mature extensive site. This spacious 3 bedroom semi detached will ideally suit a first time buyer searching for a home in a popular location at a realistic price.*

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## ACCOMMODATION

### GROUND FLOOR

Mahogany effect PVC double glazed front door with twin leaded glass side screens into:-

#### SPACIOUS WELL PRESENTED ENTRANCE HALL

Tiled floor. Walk in storage cupboard.

#### FURNISHED GROUND FLOOR CLOAKROOM

Comprising button flush w.c. and pedestal wash hand basin.

#### LOUNGE 17'3" x 12'7"

Attractive horseshoe style cast iron fireplace with wooden surround and tiled hearth.



#### DINING ROOM 12'6" x 9'3"

#### OPEN PLAN KITCHEN WITH LIVING/ DINING ASPECT 15'9" x 13'3"

Equipped with a comprehensive range of high and low level fitted units with contrasting worksurfaces. Single drainer stainless steel sink unit. Plumbed for washing machine. Integrated oven with 4 ring hob. Overhead extractor fan housed in canopy. Integrated dishwasher. Breakfast bar style return for casual dining. Twin frosted glass display cabinets with open ended displays. Understairs storage cupboard. PVC double glazed door to rear.



### FIRST FLOOR

#### BEDROOM 1 13'3" x 12'6"

(Dormer Window) Tyler

#### BEDROOM 2 12'3" x 9'6"

Laminate flooring.

#### BEDROOM 3 12'6" x 10'4"

Velux window.



## MODERN FAMILY BATHROOM

Comprising panelled bath, low flush w.c, pedestal wash hand basin and separate shower cubicle with electric shower unit. Tiled floor. Fully tiled walls. Velux window.



## OUTSIDE

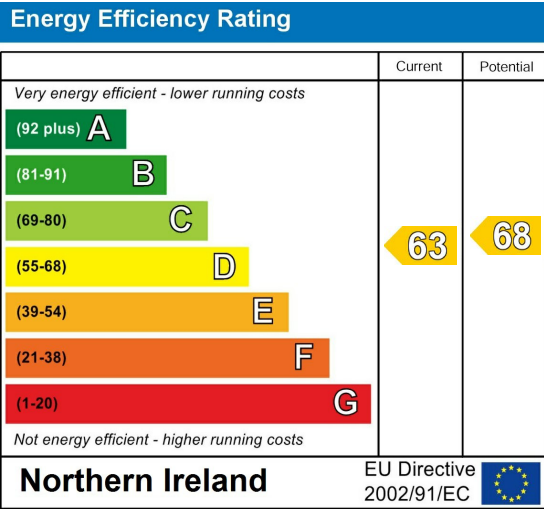
Neat garden to front.

Driveway to side with ample parking for a variety of vehicles.

Extensive private mature garden to rear in lawn screened by perimeter fence and variety of trees.

Large part paved patio/ terrace. Perfect for family barbeques. Paved walkway through garden.





**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



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