



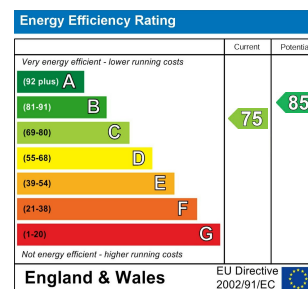
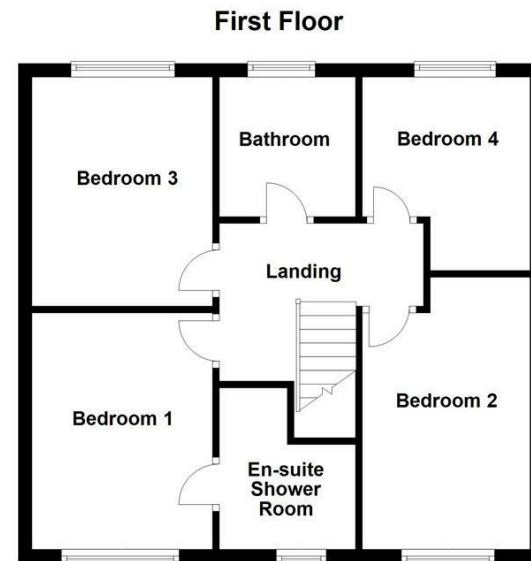
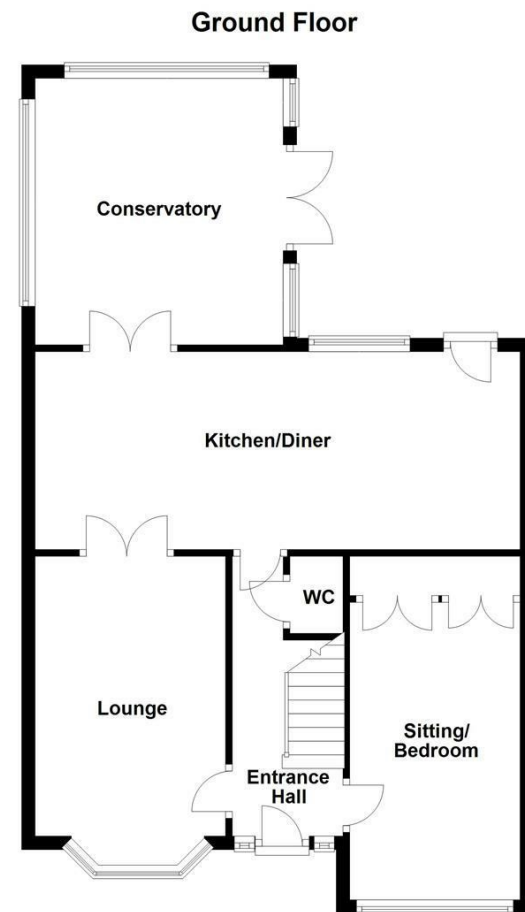
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

**FREE MARKET APPRAISAL**

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



**3 Troon Close, Normanton, WF6 1WA**

**For Sale Freehold £350,000**

Superbly appointed throughout incorporating high specification kitchen and bathrooms is this deceptively spacious four/five bedroom executive detached family home benefitting from UPVC double glazing and gas central heating.

The property fully comprises of the entrance hall, downstairs w.c., stunning open plan kitchen/diner, large conservatory, lounge and sitting room/bedroom. To the first floor landing there are four bedrooms (bedroom one with contemporary en suite shower room/w.c.) and additional contemporary house bathroom/w.c. Outside, there is a triple driveway providing off street parking for up to four vehicles and an electric car charging port. To the rear, an attractive lawned garden incorporating flagged patio area.

Situated in a popular part of Normanton the property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

Simply a fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



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#### ACCOMMODATION

##### ENTRANCE HALL

UPVC entrance door with frosted window panels, LVT flooring, contemporary radiator, stairs to the first floor, understairs w.c. and doors to the lounge, open plan kitchen/diner and sitting room.

##### SITTING ROOM/BEDROOM

8'3" x 14'1" [2.54m x 4.31m]

UPVC double glazed window to the front, radiator and two set of built in double wardrobes.

##### LOUNGE

10'4" [min] x 15'1" [max] x 10'4" [3.15m [min] x 4.62m [max] x 3.15m ]

UPVC double glazed walk in bay window to the front, two radiators, coving to the ceiling and French doors into the open plan kitchen/diner.



##### KITCHEN/DINER

24'5" x 8'7" [7.46m x 2.62m]

Stunning contemporary kitchen/diner comprising soft close gloss wall and base units with luxury laminate work surface over incorporating sink and drainer with mixer tap, LED lighting under the work tops, two twin Lamona oven and grills, two integrated freezers, full height integrated fridge, integrated Lamona dishwasher, integrated washing machine, pan drawers down the base units boiler cupboard, contemporary

portrait radiator and further contemporary radiator. LVT flooring throughout, Lamona five ring gas hob with contemporary filter hood above, under plinth lighting, dimmable recess ceiling spotlights, UPVC double glazed window and composite door to the rear. UPVC double glazed French doors into the conservatory.



##### CONSERVATORY

13'1" x 12'0" [3.99m x 3.68m ]

Fully UPVC double glazed on a brick built base, air conditioning unit and tiled effect floor.



##### W.C.

Low flush w.c., pedestal wash basin, radiator, fully tiled floor and walls.

##### FIRST FLOOR LANDING

Loft access to the boarded loft, doors to four bedrooms and the bathroom.

##### BEDROOM ONE

9'10" x 12'1" [3.02m x 3.69m]

Fitted wardrobes to one side of the wall, UPVC double glazed window to the front, radiator and door to contemporary en suite shower room.



##### EN SUITE SHOWER ROOM/W.C.

3'8" [min] x 7'0" [max] x 8'2" [1.14m [min] x 2.15m [max] x 2.51m]

Concealed cistern low flush w.c., wash basin with work surface over drawers, walk in shower with electric shower and separate attachment, fully tiled walls and tiled effect floor. Contemporary portrait radiator with inset mirror, recess ceiling spotlights and UPVC double glazed frosted window to the front.

##### BEDROOM TWO

13'7" [max] x 8'9" [4.15m [max] x 2.68m ]

UPVC double glazed window to the front and radiator.



##### BEDROOM THREE

10'4" x 9'8" [3.16m x 2.96m]

UPVC double glazed window to the rear and radiator.

##### BEDROOM FOUR

6'11" [min] x 8'9" [max] x 8'9" [2.13m [min] x 2.69m [max] x 2.69m]

UPVC double glazed window to the rear, radiator and laminate floor.

##### BATHROOM/W.C.

7'0" x 7'3" [2.14m x 2.22m]

Concealed cistern low flush w.c., wash basin with vanity cupboards and tiled splash back, UPVC double glazed frosted window to the rear, contemporary radiator and herringbone wood effect floor. Panelled bath with mixer shower over and separate attachment, partially tiled walls, shaving point, heated chrome towel radiator and recess ceiling spotlights.



##### OUTSIDE

To the front is a triple driveway providing off street parking for up to four vehicles and a 7kw smart electric vehicle charging point on the gable wall. To the rear is an attractive lawned garden with stone and flagged patio areas, ideal for entertaining purposes and timber built shed.



##### COUNCIL TAX BAND

The council tax band for this property is D.

##### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

##### VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.

##### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.