



## 27 Avalon Rise, South Elmsall , WF9 2WE

**VIEWING IS A MUST!!** This stunning 4 bed detached house is a must-see for those seeking a spacious family home. Situated in a highly desirable area on Avalon Rise, South Elmsall.

As you enter, you are greeted by a welcoming reception room to your right that sets the tone for the rest of the home. The highlight of this property is undoubtedly the impressive open-plan kitchen, which features a delightful sitting area and integrated appliances. This modern space is perfect for family gatherings or entertaining friends, and the bi-folding doors seamlessly connect the indoors with the beautiful rear garden, allowing for an abundance of natural light.

The house comprises four well-proportioned bedrooms, ensuring that there is plenty of space for everyone. The master bedroom is particularly noteworthy, complete with an en-suite shower room that adds a touch of luxury to your daily routine. Additionally, the property includes a downstairs W/C, a main bathroom and another en-suite connecting the additional bedrooms making it ideal for busy families.

Off road parking providing convenience for residents and guests alike. This home is not only spacious but also thoughtfully designed, making it perfect for modern living.

With its prime location and impressive features, this property is sure to attract interest. We highly recommend scheduling a viewing to fully appreciate all that this exceptional home has to offer.

**Offers in the region of £360,000**

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- STUNNING 4 BED DETACHED PROPERTY
- OPEN PLAN KITCHEN/SITING AREA
- DOWNSTAIRS W/C WITH EN-SUITES TO TWO BEDROOMS
- INTEGRAL GARAGE & DRIVEWAY
- MASTER BEDROOM WITH EN-SUITE SHOWER
- DECKING AREA IN REAR GARDEN WITH STORAGE AREA
- FITTED WARDROBES IN TWO BEDROOMS
- GROUND FLOOR CLOAK ROOM
- NO UPWARD CHAIN
- COUNCIL TAX BAND E & EPC TO FOLLOW

## Kitchen/Diner

26'8" x 14'0" (8.14 x 4.27)

## Downstairs W/C

4'6" x 3'8" (1.38 x 1.13 )

## Storage room

11'5" x 3'0" (3.50 x 0.92)

## Lounge

11'4" x 18'0" (3.46 x 5.51)

## Garage

8'6" x 16'9" (2.61 x 5.13 )

## Master bedroom

13'3" x 15'0" (4.04 x 4.58)

## En-suite to master

8'5" x 5'5" (2.59 x 1.67 )

## Bedroom 2

10'9" x 8'5" (3.28 x 2.59)

## Bedroom 3

9'4" x 10'2" (2.85 x 3.11)

## Bedroom 4

11'3" x 8'11" (3.44 x 2.74 )

## Shower room

5'4" x 6'11" (1.64 x 2.13 )

## Outer building

9'1" x 8'5" (2.77 x 2.57 )

## Outer building

12'2" x 8'5" (3.71 x 2.59 )



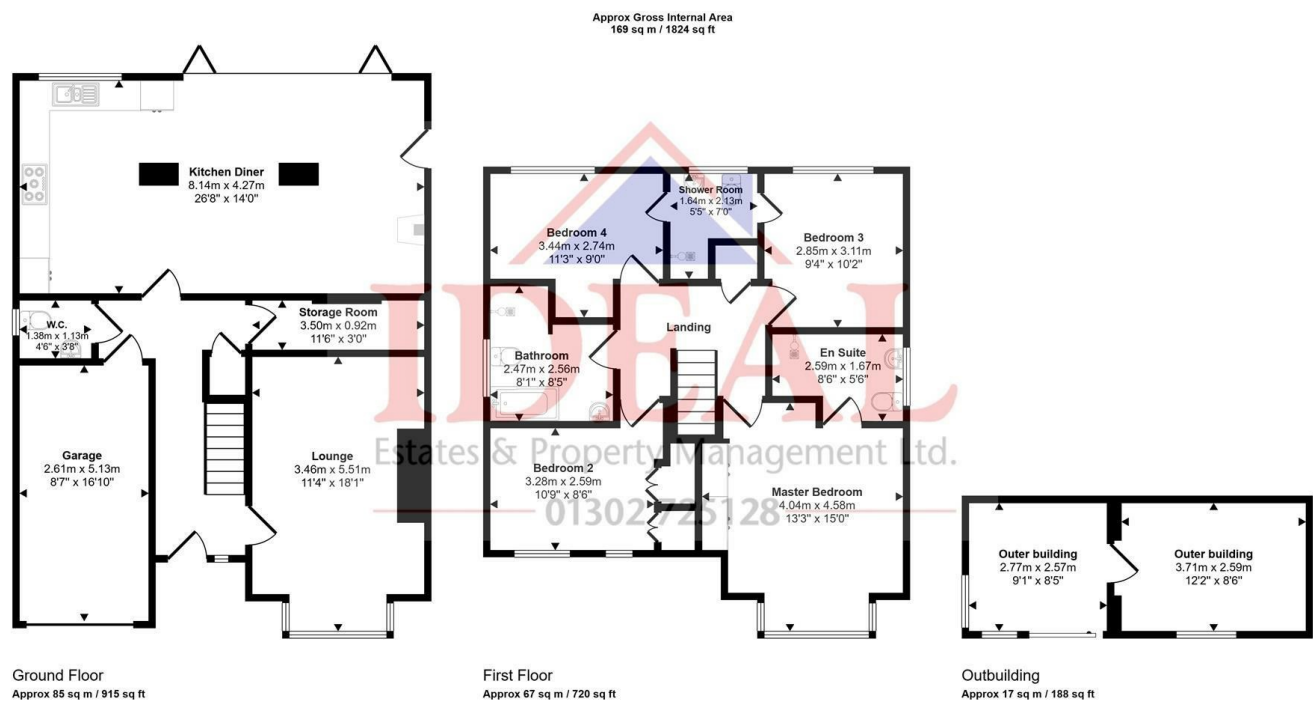
## Directions

Ideal located within reach of an array of local amenities, schools and train station. Easy access to Leeds, Pontefract and Doncaster.





Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>	
	(81-91) <b>B</b>			(81-91) <b>B</b>	
	(69-80) <b>C</b>			(69-80) <b>C</b>	
	(55-68) <b>D</b>			(55-68) <b>D</b>	
	(39-54) <b>E</b>			(39-54) <b>E</b>	
	(21-38) <b>F</b>			(21-38) <b>F</b>	
	(1-20) <b>G</b>			(1-20) <b>G</b>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		