



2 Bed  
Bungalow - Semi Detached  
located in Normanton

4 Fairway Drive  
Normanton  
Normanton  
WF6 1SP



Asking price £245,000

Wynn & Co Sales and Lettings are delighted to offer for sale this immaculate, renovated, semi detached bungalow, located in a popular and sought-after cul-de-sac position, which is available with no upward chain attached.

Enjoying a GOOD SIZED SOUTH FACING GARDEN with a long driveway and garage, the accommodation briefly comprises:- side entrance to an L-shaped hallway with a double fronted storage cupboard and oak effect internal doors leading off to all rooms. The living room is a great size and overlooks the rear garden. The breakfast kitchen is also located at the rear, and fitted with grey high glass units. A stylish shower room has a grey and white suite, tiled, with mains shower and rainwater shower head, and finally there are two bedrooms to the front aspect, one which is a good sized double with a wardrobe recess.

Externally the property has a good sized private south facing lawned garden, a walled front garden and gated access to a long side driveway and garage.

Not often do bungalows come up in this condition and ready to move straight in!

### Entrance Hall

UPVC double glazed side external door recessed into a storm porch and opening into an L-shaped hallway with double central heating radiator and loft access hatch. Large storage cupboard with internal French doors, secondary storage cupboard housing central heating combi boiler, and oak effect internal doors leading off to all rooms.

### Living Room

17'5" x 11'4"

Spacious living room overlooking the garden with a central heating radiator under a large UPVC double glazed window.

### Breakfast Kitchen

9'4" x 8'11"

Fitted with a range of grey fronted high gloss units to both high and low levels complimented with white marble effect worktops and matching low level splashbacks. Inset stainless steel sink unit with mixer tap, fitted four ring ceramic hob with electric oven under, extractor hood over and matching splashback. Plumbing for washer, space under counter fridge freezer, spotlights to ceiling, UPVC double glazed side window and UPVC double glazed rear door to garden with window panel, both having frosted glass.

### Bedroom One

14'9" x 11'5" max

Double bedroom with wardrobe recess and central heating radiator under UPVC double glazed window to the front aspect.

### Bedroom Two

9'6" x 8'10"

Second bedroom with central heating radiator and UPVC double glazed window to the front aspect.

### Shower Room

6'8" x 5'5"

Furnished with a white suite comprising a shower cubicle with glass shower screen, mains shower and chrome fittings including rainwater shower head and secondary hand held shower head. Low level WC and wash hand basin set to vanity unit. Tiling to both floor and walls, stainless steel heated towel rail and UPVC double glazed side window with frosted glass.

### Exterior

Enclosed walled and lawned front garden with double wrought iron gates opening onto a long side driveway and detached garage with up and over garage door and additional side personal door. The rear garden is enclosed with gated access from the drive, newly turfed and south facing.







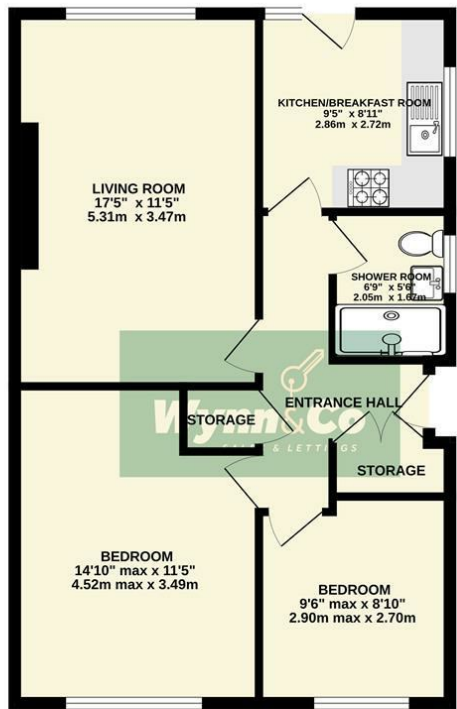




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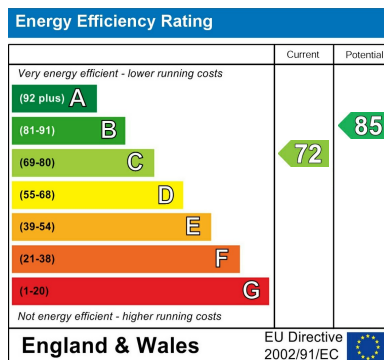
GROUND FLOOR  
647 sq.ft. (60.2 sq.m.) approx.



TWO BEDROOM SEMI DETACHED BUNGALOW

TOTAL FLOOR AREA: 647 sq.ft. (60.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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DIRECTIONS

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