



4 Bed  
House - Detached  
located in Normanton



## 2 Magdalene Fields

### Normanton

### Normanton

### WF6 1UE



Asking price £435,000

\*\*\* SO MUCH LIVING SPACE ON OFFER \*\*\* Wynn & Co Sales and Lettings are delighted to offer for sale this substantial four bedroom detached family home located on a fantastic corner plot, with a double garage, mainly South Facing rear garden and additional side garden.

Conveniently located for commuters with a train station in Normanton town centre and access to junction 31 of the M62 close by.

This immaculate property briefly comprises:- entrance hall with cloaks / WC, spacious living room with a walk in bay window to the front aspect, dining room to the rear with French doors opening onto the garden patio, stunning kitchen/breakfast room with large peninsular breakfast bar and drop lights and a further reception room which was originally built as an office but has now been extended to offer multiple uses including sitting room, office and reading room or play room. Stairs and landing then lead to a house bathroom and four double bedrooms, two of which have fitted wardrobes and ensuite shower rooms.

#### Entrance Hall

Double glazed front entrance door opens into a spacious hallway with feature wood flooring, central heating radiator, useful storage cupboard and staircase leading off.

#### Cloaks / WC

Housing a low level WC and pedestal wash hand basin with central heating radiator, coving to the ceiling and UPVC double glazed side window with frosted glass.

#### Living Room

16'3" x 11'6" plus bay

Spacious living room with feature wood flooring which continues through from the hallway, coving to the ceiling, fire surround and hearth, central heating radiator and walk in UPVC double glazed bay window to the front aspect. Glazed internal French doors open to the dining room.

#### Dining Room

12'4" x 11'6" plus bay

Again with feature wood flooring, central heating radiator, coving to the ceiling and UPVC double glazed French doors set into a walk in bay recess and opening onto the garden patio.

#### Kitchen / Breakfast Room

13'5" x 12'9"

Stunning room which is fitted with a range of units to both high and low levels including display cupboards with lighting, wooden worktops and LED lighting to kickboards. Inset one and half bowl sink unit with mixer tap, fitted four ring gas hob with extractor hood over, separate fitted electric oven, integrated dishwasher, integrated fridge freezer and washer. Peninsular breakfast bar as feature with additional units under and drop light over. 'Venetian Italian stone' plastered walls, spotlights to the ceiling, coving, laminate wood flooring, central heating radiator and double glazed window and door to rear aspect.

#### Sitting Room

9'8" x 8'2"

Originally built with office use in mind but now used as a sitting room with central heating radiator, UPVC double glazed window and open plan extension off.

#### Snug

9'0" x 7'10"

Open from the sitting room and ideal for use as a snug / reading room or alternatively one large family / play room.

#### Stairs and Landing

Return staircase leads off the entrance hall with a UPVC double glazed side window to half landing area. Loft access hatch, storage/cylinder cupboard and internal doors to first floor rooms.

#### Bedroom One

12'3" x 11'0" to wardrobes, plus bay

Large double bedroom with fitted wardrobes to recess, coving to ceiling and central heating radiator under UPVC double glazed walk in bay window to the front aspect.

#### Ensuite Shower Room

Furnished with a white suite comprising a shower cubicle set to recess with a power shower, low level WC and pedestal wash hand basin. Tiled to shower recess and splashback tiling to sink unit, central heating radiator, extractor fan and a circular window to the front aspect as feature.



### Bedroom Two

11'8" x 10'8" plus wardrobes

Second double bedroom with fitted wardrobes to recess, coving to the ceiling, central heating radiator and UPVC double glazed window to the rear aspect.

### Ensuite Shower Room Two

Furnished with a white suite comprising a shower cubicle with power shower, low level WC and pedestal wash hand basin. Tiled to shower area and matching splashback to sink unit. Central heating radiator, extractor fan and UPVC double glazed window with frosted glass.



### Bedroom Three

12'7" x 8'2"

Dual aspect room with two UPVC double glazed windows, central heating radiator and coving to the ceiling,



### Bedroom Four

10'8" x 8'1" plus recess

Fourth double bedroom currently a multi use office and crafting room with fitted worktop along one wall. Central heating radiator, coving to the ceiling and UPVC double glazed window to the rear aspect.

### House Bathroom

Furnished with a white suite comprising a modern panelled rectangular bath, low level WC and pedestal wash hand basin. Part tiled to walls, central heating radiator and UPVC double glazed window with frosted glass.

### Exterior

Located at the head of a cul-de-sac with a double width driveway leading to a double garage and a lawned side garden area with brick built side boundary wall and shrubs. Gated access leads down the side of the house to a good sized landscaped, South facing, rear garden, which is mainly lawned with a flagged patio to the house and two further patio / seating areas to the top of the garden. There is also an additional lawned garden to the side of the house which sides up to the family room / sitting room extension.



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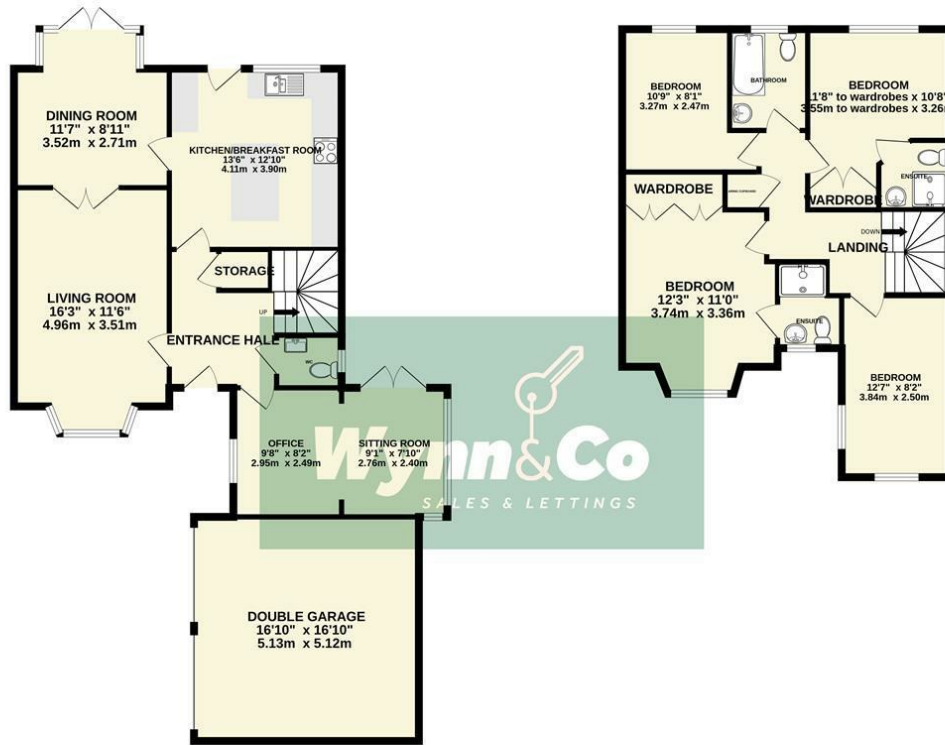
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GROUND FLOOR  
1078 sq.ft. (100.1 sq.m.) approx.

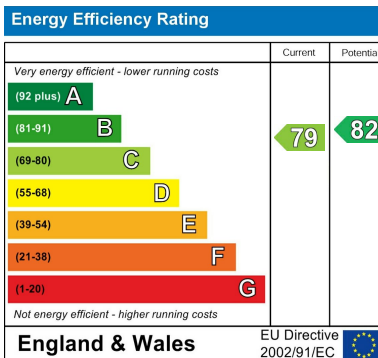
1ST FLOOR  
695 sq.ft. (64.5 sq.m.) approx.



FOUR DOUBLE BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA: 1772 sq.ft. (164.6 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

## CONTACT

86 Millgate  
Ackworth  
WF7 7QD

E: sales@wynnandco.co.uk

T: 07901005018

**Wynn & Co**  
Sales and Lettings