



Kingston Drive, NORMANTON WF6 1TS

welcome to

Kingston Drive, NORMANTON

ARE YOU LOOKING for a SPACIOUS detached home to call your own? Come along and take a look at this SUPERB property offering FANTASTIC living accommodation for the whole family! With TWO RECEPTION ROOMS, a MODERN kitchen with a UTILITY ROOM plus a DETACHED GARAGE, DRIVEWAY and GARDENS!



Entrance Hall

Having the entrance door to the front aspect, stairs to the first floor landing, gas central heating radiator and an under stair storage cupboard.

Study

6' 8" max x 5' 7" max (2.03m max x 1.70m max)
Double glazed window to the front aspect and a gas central heating radiator.

W.C

Fitted with a low level flush w.c, a wash hand basin set within a vanity storage unit, a double glazed window to the side aspect, mirror and a gas central heating radiator.

Dining Kitchen

14' 7" max x 12' 5" max (4.45m max x 3.78m max)
Comprising of a fitted kitchen with a range both wall and base units with complimentary Quartz work surfaces over. Also includes an electric oven, a gas hob, splash back and a cooker hood over. Space for an American style fridge freezer, an integral washing machine and a dishwasher, two double glazed windows to the rear and a gas central heating radiator.

Utility Room

5' 7" max x 4' 5" max (1.70m max x 1.35m max)
Having built in wall and base units and a Quartz work surface. Also includes a cupboard housing the gas central heating boiler and a door to the side aspect.

Dining Room

10' 3" max x 10' 1" max (3.12m max x 3.07m max)
Double glazed French doors leading out to the rear garden and a gas central heating radiator.

Lounge

12' 8" max x 13' 8" max (3.86m max x 4.17m max)
Featuring a bay window to the front aspect, a feature fire place with an electric fire, surround and a hearth, plus two gas central heating radiators.

First Floor Landing

With stairs rising from the ground floor and having an access hatch to the part boarded loft which also has a pull down ladder, lighting and power.

Bedroom One

13' 8" max x 13' 4" max (4.17m max x 4.06m max)
Double glazed window to the front aspect and a gas central heating radiator.

En-Suite

Featuring a shower cubicle, a wash hand basin set within a vanity storage unit, and a low level flush w.c. Heated towel rail and a double glazed window to the front aspect.

Bedroom Two

8' 10" max x 13' 8" max (2.69m max x 4.17m max)
Double glazed window to the front aspect, a built in cupboard housing the water tank, and a gas central heating radiator.

Bedroom Three

10' 3" max x 8' 7" max (3.12m max x 2.62m max)
Double glazed window to the rear and a gas central heating radiator.

Bedroom Four

10' 3" max x 9' 4" max (3.12m max x 2.84m max)
Double glazed window to the rear aspect and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage unit, and a low level flush w.c. Also includes a heated towel rail, a fixed mirror and a double glazed window to the rear.

Exterior

Externally the property has a driveway and lawned gardens to the front plus access to the detached double garage.

To the rear is an enclosed garden space with a patio seating area, a decked seating area and a lawn.

Garage

A double detached garage with an electric up and over door, power, lighting and a car charging point.



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welcome to

Kingston Drive, NORMANTON

- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Kitchen With Utility Room
- En-Suite & Ground Floor W.C

Tenure: Freehold EPC Rating: D

offers over

£365,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any lift floor areas), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.floorplan.com



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Property Ref:
CAF112913 - 0004

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