



**Kingston Drive, NORMANTON WF6 1TS**

**welcome to**

**Kingston Drive, NORMANTON**

\* GUIDE PRICE £360,000 - £370,000\* 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 DOUBLE 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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## Kingston Drive, NORMANTON

- Guide Price £360,000 - £370,00
- Detached Family With Home Four Bedrooms
- Three Reception Rooms
- Kitchen With Utility Room
- En-Suite & Ground Floor W.C

Tenure: Freehold EPC Rating: D

guide price

**£360,000 - £370,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CAF112913 - 0005

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william h brown



**01977 512628**



[castleford@williamhbrown.co.uk](mailto:castleford@williamhbrown.co.uk)



10 Bank Street, CASTLEFORD, West Yorkshire, WF10 1HZ



[williamhbrown.co.uk](http://williamhbrown.co.uk)