



Royal Birkdale Way, Normanton WF6 1WH

welcome to

Royal Birkdale Way, Normanton

MOVING ON UP? At a Guide Price of £400,000 - £425,000 this DETACHED family home offers all the space you could ever need! Featuring FIVE DOUBLE BEDROOMS, THREE En-Suites, two reception rooms, a CONSERVATORY, DOUBLE GARAGE and a SUPERB rear garden this is a MUST SEE PROPERTY!



Entrance Hall

Having the entrance door to the front aspect, an under stair storage cupboard, two gas central heating radiators and a wall mounted heater. Stairs to the first floor landing.

W.C

Equipped with a wash hand basin with vanity unit, a low level flush w.c, heated towel rail and a double glazed window to the rear.

Lounge

11' 5" max x 20' 4" max (3.48m max x 6.20m max)
Having a double glazed window to the front aspect, and double glazed French doors leading out to the conservatory. A feature fire place with a gas fire, surround and a hearth, and two gas central heating radiators.

Breakfast Kitchen

12' 10" max x 13' 6" max (3.91m max x 4.11m max)
Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary granite work surfaces over and an island with integrated fridge freezer. Includes a sink and drainer, an electric double oven and grill, a five ring gas hob, tiling to the splash areas and a matching cooker hood extractor over. Integrated dishwasher and plumbing for a washing machine. Gas central heating boiler, gas central heating radiator and a double glazed window to the rear. Door to the side aspect.

Dining Room

12' 6" max x 9' 6" max (3.81m max x 2.90m max)
Double glazed window to the front and a gas central heating radiator.

Conservatory

Of upvc construction with a brick built base, electric points and lighting.

First Floor Landing

With stairs rising from the ground floor and having a gas central heating radiator.

Bedroom One

12' 9" max x 13' 4" max (3.89m max x 4.06m max)
Having a double glazed window to the rear aspect, fitted wardrobes and a gas central heating radiator. Door to the en-suite facilities.

En-Suite

Equipped with a shower, a wash hand basin set within a vanity storage unit and a low level flush w.c. Also includes a heated towel rail, a shaver point and a double glazed window.

Bedroom Two

11' 4" max x 11' 11" max (3.45m max x 3.63m max)
Double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator. Door to the en-suite facilities.

En-Suite

Fitted with a walk in shower, a wash hand basin set within a vanity storage unit and a low level flush w.c. Also has a heated towel rail and a double glazed window.

Bedroom Five

9' 9" max x 12' 11" max (2.97m max x 3.94m max)
Double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator.

House Bathroom

Fitted with a three piece bathroom suite which includes a bath with mixer tap, a wash hand basin and a low level flush w.c, and built in storage units. Heated towel rail and a ceiling spotlights. Double glazed window to the rear.

Second Floor Landing

With stairs continuing from the first floor and having a cupboard housing the water tank, and a skylight to the rear.

Bedroom Three

16' 9" max x 10' 6" max (5.11m max x 3.20m max)
Double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator. Door

to the en-suite.

En-Suite

Consisting of a shower cubicle, a wash hand basin and a low level flush w.c set within a vanity storage unit and a heated towel rail.

Bedroom Four

16' 8" max x 9' 8" max (5.08m max x 2.95m max)
Double glazed window to the front aspect, fitted wardrobes, a gas central heating radiator and built in storage cupboard.

Exterior

Externally the property has a driveway to the front leading to a double garage. To the rear is an enclosed garden space with an Indian stone patio area, a lawn, planted borders and a garden shed.



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welcome to

Royal Birkdale Way, Normanton

- Guide Price £400,000 - £425,000
- Five Bedroom Detached Family Home
- Three En-Suites & Family Bathroom
- Two Reception Rooms
- Conservatory

Tenure: Freehold EPC Rating: C

guide price

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF113125 - 0002

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