



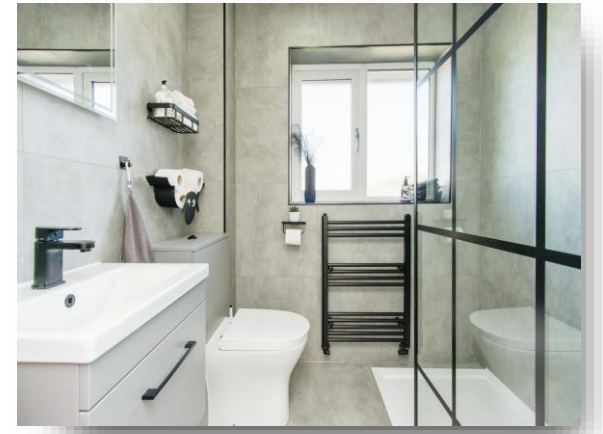
**Helston Road, NORMANTON WF6 2EA**



**welcome to**

**Helston Road, NORMANTON**

At a Guide Price £225,000 - £235,000 this IMPRESSIVE semi detached FAMILY HOME offers beautifully presented living accommodation and includes a kitchen diner, with an orangery and a LANDSCAPED garden to the rear, perfect for variety of buyers. This is a MUST see call us on 01977 512628.



### **Entrance Hall**

Having an entrance door to the front aspect a double glazed window to the side and a gas central heating radiator.

### **Lounge**

11' 9" max x 15' 5" max ( 3.58m max x 4.70m max )  
With a double glazed window to the front, a gas central heating radiator and a useful under stairs storage cupboard.

### **Kitchen Diner**

Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a sink, an electric oven with gas hob, plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer and dishwasher, a cupboard housing the gas central heated boiler. With a double glazed window to the rear and a French doors leading to the orangery and a gas central heated radiator.

### **Orangery**

14' 2" max x 15' 3" max ( 4.32m max x 4.65m max )  
With a gas central heating radiator, spotlights, double glazed window to the side aspect and a patio door to the rear.

### **First Floor Landing**

With stairs rising from the ground floor, a double glazed window to the side aspect, with a loft hatch with ladders leading to a fully boarded loft for storage and a built in storage cupboard.

### **Bedroom One**

14' 1" max x 8' 7" max ( 4.29m max x 2.62m max )  
With a double glazed window to the front aspect, and a gas central heating radiator.

### **Bedroom Two**

8' 7" max x 10' 6" max ( 2.62m max x 3.20m max )  
Double glazed window to the rear and a gas central heating radiator.

### **Bedroom Three**

9' 5" max x 6' 5" max ( 2.87m max x 1.96m max )

### **Shower Room**

Fitted with a walk in shower, a wash hand basin and a low level flush w.c. Also includes a heated towel rail, and a double glazed window to the rear aspect and fully tiled throughout.

### **Exterior**

Externally to the front is a block paved driveway providing off street parking. To the rear is a low maintenance landscaped garden which is mainly laid with astro turf and Indian stone. There are also two outside power points and an outdoor tap.



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## Helston Road, NORMANTON

- Guide Price £225,000 - £235,000
- Semi Detached Home
- Three Bedrooms
- Kitchen Diner PLUS An Orangery
- Off Street Parking

Tenure: Freehold EPC Rating: C

guide price

**£225,000 - £235,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAF113111 - 0003

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