



**Windsor Close, Normanton WF6 1TX**

**welcome to**

**Windsor Close, Normanton**

NEED MORE SPACE for the family? At a guide price of £375,000 - £385,000 this EXTENDED detached home could be THE ONE! Offering exceptional living accommodation which includes a MODERN dining kitchen, THREE reception rooms and FOUR bedrooms, what more could you possibly need?



### **Entrance Hall**

Having the entrance door to the front aspect, stairs to the first floor landing, a gas central heating radiator and a built in storage cupboard.

### **Study**

9' 7" max x 7' 9" max ( 2.92m max x 2.36m max )

With a double glazed window to the front aspect, fitted base units with a work surface over, and a gas central heating radiator.

### **Reception Room**

8' 2" max x 12' 2" max ( 2.49m max x 3.71m max )

Formally the garage, this additional reception room has a double glazed window to the front, a gas central heating radiator and a door to a cupboard which houses the gas central heating boiler.

### **W.C**

Equipped with a low level flush w.c, a wash hand basin, gas central heating radiator and a double glazed window to the side.

### **Dining Kitchen**

21' max x 22' 5" max ( 6.40m max x 6.83m max )

Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary mistral work surfaces over. Includes a one and a half bowl sink with a drainer, in built Bosch appliances which include an electric oven and microwave, dish washer and washing machine, plus a gas hob with matching splash back and a cooker hood over. Also includes an island breakfast bar unit, the free standing fridge freezer, plinth heating, LED lighting on the kick boards, four skylights, an additional double glazed window to the rear, bi folding doors leading out to the rear garden, two gas central heating radiators and internal bi fold doors to the lounge.

### **Lounge**

12' 2" max x 11' 8" max ( 3.71m max x 3.56m max )

With a gas central heating radiator and bi folding doors to the dining kitchen.

### **First Floor Landing**

With stairs rising from the ground floor and having an airing cupboard with the hot water tank which has two pumps, and an access hatch the part boarded loft which also has lighting.

### **Bedroom One**

10' 7" max x 10' 4" max ( 3.23m max x 3.15m max )

Double glazed window to the front aspect, fitted wardrobe and a gas central heating radiator.

### **En-Suite**

Equipped with a wash hand basin, a low level flush w.c, shower cubicle, a heated towel rail and a double glazed window to the front aspect.

### **Bedroom Two**

9' 8" max x 9' 5" max ( 2.95m max x 2.87m max )

Double glazed window to the rear, built in wardrobe and a gas central heating radiator.

### **Bedroom Three**

9' 5" max x 9' 4" max ( 2.87m max x 2.84m max )

Double glazed window to the rear, built in wardrobe and a gas central heating radiator.

### **Bedroom Four**

10' 5" max x 6' 5" max ( 3.17m max x 1.96m max )

Double glazed window to the front aspect, fitted wardrobe and a gas central heating radiator.

### **House Bathroom**

Fitted with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a low level flush w.c. Tiling to all visible areas, a heated towel rail and a double glazed window to the side.

### **Exterior**

Externally the property has a driveway to the front with an EV charger set to the side, while to the rear is an enclosed garden space with an Indian stone patio seating area, a further raised area with an artificial lawn, access to the garden shed, out door power points and out door tap.



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## Windsor Close, Normanton

- Guide Price £375,000 - £385,000
- Extended Detached Family Home
- Four Bedrooms All With Fitted Wardrobes
- Modern Dining Kitchen
- Exceptionally Well Presented

Tenure: Freehold EPC Rating: Awaiting

guide price

**£375,000 - £385,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CAF113140 - 0003

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