



Village Farm, Sutton Lane, Sutton Knottingley WF11 9NB

Welcome to

Village Farm, Sutton Lane, Sutton Knottingley

Four bedroom executive family home, spacious throughout, flexible living accommodation set on large grounds. With a double detached garage annex, large driveway and expansive lawned gardens. Semi-rural location, close by to good schools and major motorway links!! NO ONWARD CHAIN!



Summary

Offered for sale with no chain is this extremely spacious four bedroom detached house which offers flexible living accommodation being perfect for the growing family. Perfectly positioned on a very impressive sized plot, having a great size drive providing ample off street parking a double detached garage and a fabulous annex. Internally the property compressed to the ground floor, entrance hallway, downstairs w/c and cloak room, Breakfast kitchen, dining and sitting area, double aspect lounge, utility room and study. To the first floor there are four double bedrooms and a modern four piece house bathroom. Easy access is also available to leisure centres, Xscape Castleford, local golf courses, parkland, Lakes and woodland. There is also close proximity to good local schooling both primary and secondary level. There is also expansive transport links into Wakefield, Doncaster and Leeds.

Entrance Hall

With a timber side entrance door and under stairs storage cupboard.

Wc

With a UPVC double glazed window to the rear aspect, a low level flush wc, wash hand basin set in a vanity unit, tiled to walls and floor and a gas central heating radiator.

Lounge

24' 2" x 12' 3" (7.37m x 3.73m)

With two timber framed windows to the front aspect, focal brick fire place, two UPVC double glazed windows to the side and two gas central heating radiators.

Dining Room/ Sitting Room

21' 2" x 12' 7" (6.45m x 3.84m)

With a timber door and 2 side glass panelled either side, three wall light, tiled flooring, a gas central heating radiator and a UPVC double glazed window to the front aspect.

Kitchen

10' 8" x 11' 8" (3.25m x 3.56m)

A fitted kitchen consisting of wall and base units with solid wood work surfaces over, five ring gas hob, free standing range cooker, electric oven, stainless steel sink and drainer, tiled flooring, part tiled to walls, spot lights to the ceiling, an extractor fan and a timber framed window to the rear aspect.

Utility Room

7' 11" x 8' 6" (2.41m x 2.59m)

With two UPVC double glazed windows to the side aspect, wall and base units, stainless steel sink and drainer, plumbing for washing machine and a gas central heating radiator.

Landing

With a window to the side and rear and a gas central heating radiator.

Bedroom One

12' 1" x 13' (3.68m x 3.96m)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bedroom Two

12' 3" x 11' 11" (3.73m x 3.63m)

With two UPVC double glazed windows to the front and side aspect and a gas central heating radiator.

Bedroom Three

11' 9" x 12' 5" (3.58m x 3.78m)

With a UPVC double glazed windows to the side aspect and a dressing room.

Bedroom Four

9' x 10' 3" (2.74m x 3.12m)

With a UPVC double glazed windows to the front aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush wc, wash hand basin, P shaped bath with shower over and screen, bidet, chrome heated towel rail, tiled walls and floor and a UPVC double glazed window to the rear aspect.

Summer House

With a log burner, bathroom, laminate flooring and a window to the front aspect.

Exterior

Set within a great size plot with a well established garden, having extensive block paved driveway with a feature stone wall and double gates. To the rear is a larger than average garage which is mainly laid to lawn and a large detached garage.

Garage

With power and light, a separate games room/annex with a bathroom.



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Welcome to

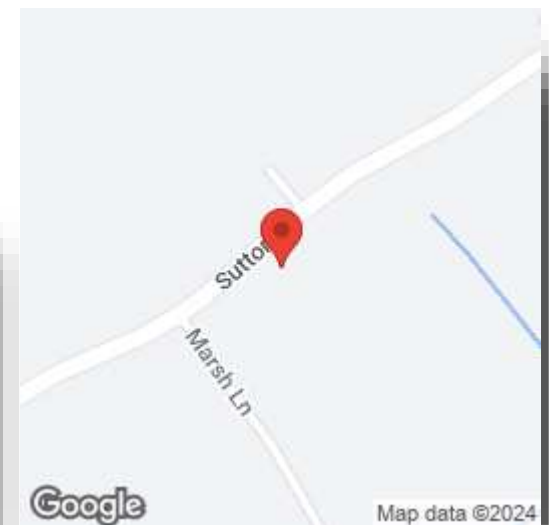
Village Farm Sutton Lane, Sutton Knottingley

- Four Double Bedroom Detached Home
- Well Presented With Flexible Living Accommodation
- Countryside Views To The Rear
- Extensive Off Road Parking
- Great Size Rear Garden

Tenure: Freehold EPC Rating: D

offers over

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON116682 - 0009

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