



**The Hawthorns, Pontefract WF8 2WN**

**Welcome to**

**The Hawthorns, Pontefract**

Stunning three bedroom detached bungalow, underfloor heating throughout, ensuite to master bedroom, top quality fixture and fittings, large driveway and garage, landscaped rear garden, very contemporary décor and a popular location.



## Summary

Offered for sale is this superb three bedroom detached bungalow which is only two years old. The property sits proudly on a substantial plot and is situated within the popular residential area of Pontefract. Having great access to motorway networks. Internally this home is extremely light and spacious having neutral decor, top quality fittings and fixtures including under floor heating throughout. Internally the layout comprises of a very welcoming front entrance hall, lounge/diner, fitted kitchen three good size bedrooms with the master benefiting from ensuite facilities and the outstanding house bathroom. Externally there is a tarmacadam sweeping drive to the front which leads to the attached garage, whist to the rear there is a fabulous landscaped garden which is perfect for those who enjoy outdoor entertaining. This truly is a stunning bungalow and only on an internal inspection will you appreciate what the current owners have achieved.

## Entrance Hall

A side entrance door, storage cupboard housing the boiler and under floor heating.

## Lounge/ Diner

14' 8" min extending to 17' " max x 13' ( 4.47m min extending to 5.18m max x 3.96m )  
With a UPVC double glazed bay window to the front aspect, wall lights and under floor heating.

## Reception Room 3/ Bedroom 3

13' 5" x 11' 3" ( 4.09m x 3.43m )  
With a UPVC double glazed French doors to the rear and under floor heating.

## Kitchen

9' 5" x 10' 10" ( 2.87m x 3.30m )  
A fitted kitchen consisting of wall, base and draw units with work surfaces over, gas hob, double electric oven and grill, built in microwave, integrated fridge freezer, dishwasher, a bow and half sink and drainer, tiled splash back, tiled flooring, spot lights to the ceiling and a UPVC double glazed window to the front aspect.

## Bedroom One

14' 4" x 10' 8" ( 4.37m x 3.25m )  
With a UPVC double glazed window to the rear aspect and under floor heating.

## Ensuite

A suite consisting of a low level flush wc, wash hand basin set in a vanity unit, walk in shower cubicle, extractor fan, mirrored cabinet, spot lights to the ceiling, fully tiled walls and flooring and a UPVC double glazed window to the rear aspect.

## Bedroom Two

14' 5" x 9' 1" ( 4.39m x 2.77m )  
With a UPVC double glazed window to the side aspect, access to the loft and under floor heating.

## Bathroom

A suite consisting of a low level flush wc, wash hand basin set in a vanity unit, walk in shower cubicle, spot lights to the ceiling, fully tiled, chrome heated towel rail and a UPVC double glazed window to the front aspect.

## Garage

With UPVC double doors with glass side panels to the rear aspect.

## Front Garden

Having a sweeping tarmacadam driveway which leads to the garage, landscaped garden and a brick wall surround.

## Rear Garden

Having a larger than average private rear garden, patio seating area, neatly laid to lawn, garden shed, timber seating area, large planters and access to the side gate.



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## Welcome to

### The Hawthorns, Pontefract

- Three Bedroom Detached Bungalow
- Ensuite To Master Bedroom
- Large Driveway And Attached Garage
- Landscaped Rear Garden
- Set To Show Home Standard

Tenure: Freehold EPC Rating: B

fixed price

**£350,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
PON116298 - 0003

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