



Thorn tree Close, Darrington Pontefract WF8 3DQ

Welcome to

Thorn tree Close, Darrington Pontefract

GUIDE PRICE £750,000 - £785,000 Four bedroom detached family home. Spacious accommodation. Fabulous swimming pool with seating areas and shower room, large conservatory, fitted kitchen and utility room. Ensuite to master bedroom. Stunning private grounds, highly sort after village location.



Entrance Porch

With a UPVC double glazed front entrance door with side glass panels and French doors into the hallway.

Entrance Hall

With French doors, under stairs storage cupboard and a gas central heating radiator with cover over.

Wc

With a low level flush WC, wash hand basin set in a vanity unit, a chrome heated towel rail and a UPVC double glazed window to the side aspect.

Lounge

16' 4" x 13' 8" (4.98m x 4.17m)

With a UPVC double glazed bay window to the front aspect, multi fuel log burner with a slate hearth, laminate flooring and a gas central heating radiator.

Dining Room

13' 7" x 9' 5" (4.14m x 2.87m)

With a UPVC double glazed window to the side aspect, UPVC patio doors to the rear, laminate flooring and a gas central heating radiator.

Kitchen

11' 9" x 11' 8" (3.58m x 3.56m)

A fitted kitchen consisting of high gloss wall, base and drawer units with granite work surfaces over and uplifts, a bowl and half sink and drainer, range cooker, 5 ring hob, stainless steel splash back with cooker hood over, integrated microwave, dishwasher, fridge, extractor fan, spot lights under plinth and wall units, spot lights to the ceiling and a UPVC double glazed window to the rear aspect with made to measure blinds.

Utility Room

15' 9" x 7' 4" (4.80m x 2.24m)

With wall and base units, space for an American fridge freezer, plumbing for washing machine, stainless steel sink with mixer tap, storage cupboard and access into the boiler room.

Pool Plant Room/ Boiler Room

With a door to the front aspect, houses pool equipment, 1 house boiler and 1 pool combi boiler.

Conservatory

25' 7" x 7' 6" (7.80m x 2.29m)

With made to measure blinds, two gas central heating radiator and electric sockets.

Landing

With a UPVC double glazed window to the front aspect, cupboard housing the hot water tank, loft hatch and a gas central heating radiator.

Bedroom One

16' 3" x 17' 2" (4.95m x 5.23m)

With a UPVC double glazed window to the side and front aspect, walk in wardrobe, loft hatch (boarded loft) with pull down ladder and three gas central heating radiators.

Ensuite

A suite consisting of a low level flush WC, double wash hand basin set in a vanity unit, free standing bath, heated designer radiator, spot lights to the ceiling, two single glazed windows overlooking the indoor pool and door to the pool room.

Bedroom Two

11' 9" x 13' 7" (3.58m x 4.14m)

With a UPVC double glazed window to the front aspect, built in wardrobes with matching dressing table and a gas central heating radiator.

Bedroom Three

11' 9" x 10' 2" (3.58m x 3.10m)

With a UPVC double glazed window to the rear aspect, built in wardrobe and a gas central heating radiator.

Bedroom Four

11' x 8' 2" (3.35m x 2.49m)

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

Bathroom

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

Pool Room

28' 2" x 24' (8.59m x 7.32m)

With a large indoor swimming pool, sliding patio doors to the rear garden, pool lights, spot lights to the ceiling, sky light to the rear, three windows to the rear, access into shower room and steps up to the master bedroom ensuite.

Shower Room

With a low level flush WC, wash hand basin set in a vanity unit, shower with two shower heads, loft hatch, spot lights to the ceiling, fully tiled, air vent which reclaims the heat in the pool room to the heat the pool water.

Front Garden

A double block paved driveway, iron gate to the rear garden, steps up to the front door, ramp up the side and access into double garage.

Rear Garden

A large private lawned garden with water stream feature, multiple seating areas, awning over patio seating area, steps up to the lawn, hedge surround and an outhouse for storage.

Double Garage

With electric up and over doors and electric charging port.

Vendors Comments

Solar panels which accumulate £2,000 a year, fully owned.



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Welcome to

Thorn tree Close, Darrington Pontefract

- ***GUIDE PRICE £750,000 - £785,000***
- Deceptively Spacious Four Bedroom Detached Home
- Extensive Master Bedroom With Large Ensuite And Walk In Wardrobe
- Superb Indoor Swimming Pool
- Double Driveway & Double Garage

Tenure: Freehold EPC Rating: C

guide price

£750,000 - £785,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118560 - 0004

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