

# MoveNow Properties



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**FOR SALE**

**Buckthorne Road, Normanton,**

**WF6 2FH**

**4 Bedroom, Detached House**

**£325,000**



Movenowproperties are pleased to present this modern style finish 4 bedroom detached House. Having driveway for two vehicles, 2 Bathrooms and 2 Reception rooms, this property truly must be viewed to fully appreciate.

- Step inside to discover two elegantly appointed bathrooms, where sleek fixtures and contemporary design create a spa-like atmosphere, offering a sanctuary for rejuvenation and indulgence.
- Entertain in style within the two welcoming reception rooms, where gatherings with family and friends are elevated by the seamless flow of space and timeless charm. The modern kitchen, complete with integrated appliances, beckons aspiring chefs to create culinary delights in a setting of effortless elegance.
- As day transitions to evening, retreat to the spacious living room and dining area, where abundant natural light and tasteful decor create an inviting ambiance for cozy evenings and lively gatherings alike.
- Venture outdoors to the beautifully landscaped rear garden, a tranquil oasis of lush greenery and vibrant blooms. Whether enjoying a morning coffee amidst the serenity of nature or hosting al fresco soirées under the stars, this enchanting space promises moments of blissful relaxation and cherished memories.
- Convenience meets luxury with a private drive offering off-road parking, providing both security and ease of access. Here, every aspect of modern living is seamlessly integrated, offering a lifestyle of unparalleled comfort and sophistication.
- Welcome home to a property where timeless elegance meets contemporary luxury, where every detail is a testament to refined taste and impeccable craftsmanship. Embrace a life of effortless beauty and unparalleled comfort in this truly exceptional residence.

### **Entrance Hall**

Step into your inviting sanctuary through the composite entrance door, where you are greeted by a welcoming entrance hallway adorned with stylish laminate flooring.



## Kitchen

### Measurements 11' 0" x 9' 7" (3.36m x 2.92m)

Step into the heart of your home, where contemporary elegance meets practical luxury in the modern kitchen. Adorned with wood effect laminate flooring, the space exudes a warm and inviting ambiance, perfectly complemented by a range of sleek, high gloss white wall and base units. At the centre of it all stands a sleek 1.5 sink and drainer, offering both functionality and style. Integrated Zanussi double ovens paired with a mix-it-up five-ring gas hob. Complete with integrated fridge freezer and dishwasher, every detail of this kitchen has been thoughtfully considered to enhance your culinary experience.



## Living Room/Dining Room

### Measurements 23' 11" x 11' 0" (7.30m x 3.36m)

Step into the spacious elegance of your home, where the warm allure of wood effect laminate flooring sets the stage for refined living. As you enter, your gaze is drawn to a large, double-glazed window, framing picturesque views of the lush greenery and natural beauty that surrounds your tranquil oasis. Adjacent to the window, patio doors beckon you to step outside and immerse yourself in the tranquility of the enclosed rear garden.



### Snug Room

**Measurements 11' 6" x 9' 7" (3.50m x 2.92m)**

As you enter, your eyes are immediately drawn to the double-glazed window that overlooks the front of your property. Through its crystal-clear panes, natural light streams in, illuminating the room and casting a gentle glow upon its elegant features. Here, you can indulge in moments of quiet reflection while gazing out at the world beyond, or simply bask in the tranquility of your own private sanctuary.



### Utility Room

**Measurements 11' 6" x 7' 10" (3.50m x 2.40m)**

Complementary work surfaces and upstands offer plenty of space for sorting and folding laundry. At the centre of it all sits a gleaming stainless-steel sink with a practical drainer. Plumbing for a washing machine is discreetly tucked away, offering convenience and efficiency for all your laundry needs. With everything you need right at your fingertips, the utility room becomes a hub of activity and organization, streamlining your household routines and enhancing your daily life.



### Stairs and Landing

Step into the comfort of plush carpet flooring as you ascend the stairs to the large landing space of your home. Soft underfoot, the carpet welcomes you with its luxurious texture, creating a sense of warmth and coziness that envelops you in comfort.



## Bedroom One

**Measurements 13' 0" x 11' 0" (3.95m x 3.35m)**

In the master bedroom, soft carpet flooring, fitted wardrobes, a double-glazed window, and a radiator come together to create a space that feels like a true retreat—a place where you can escape the stresses of the day and unwind in unparalleled comfort and style.



## Ensuite

**Measurements 7' 1" x 5' 1" (2.15m x 1.56m)**

Modern tiling adorns the walls, adding a touch of sophistication to the space while also serving a practical purpose in the form of easy maintenance and cleaning. Adjacent to the shower stands a low flush WC, elegantly wall-hung to maximize space and enhance the streamlined aesthetic of the room.



## Bedroom Two

**Measurements 11' 9" x 11' 1" (3.59m x 3.39m)**

This double bedroom is more than just a place to rest your head—it's a sanctuary where you can escape the stresses of the day and recharge your mind, body, and spirit. With its plush carpet flooring, double glazed window overlooking the rear garden, and comforting radiator, this room offers a retreat from the hustle and bustle of the world.



### **Bedroom Three**

**Measurements 11' 0" x 10' 9" (3.36m x 3.27m)**

Step into the serene comfort of your double bedroom, where every detail has been thoughtfully crafted to create a haven of relaxation and tranquillity. Soft carpet flooring welcomes you with its plush texture, providing a cozy foundation for your daily retreat.



### **Bedroom Four**

**Measurements 12' 0" x 11' 1" (3.65m x 3.385m)**

The double bedroom boasts a cozy ambiance with its soft carpeted flooring, providing warmth and comfort underfoot. A modern radiator ensures the room remains snug during cooler seasons, allowing for a comfortable living space year-round.



### **Family Bathroom**

**Measurements 7' 1" x 6' 4" (2.16m x 1.93m)**

The modern and well-presented family bathroom exudes style and functionality, making it a delightful space for daily routines and relaxation. Partly tiled walls add a contemporary touch while also ensuring easy maintenance. Equipped with a low flush WC and a sleek pedestal wash basin, the bathroom offers convenience and efficiency. A radiator provides warmth, creating a comfortable environment even on chilly days.



## Outside

Situated at the front of the property, a spacious drive provides convenient and private off-road parking for up to two vehicles, ensuring ease of access for residents. At the rear of the property lies a magnificent south-facing garden, meticulously landscaped to offer a perfect blend of beauty and functionality. Enclosed by fenced boundaries, the garden provides a secure and private outdoor sanctuary for relaxation and entertainment. An artificial grass lawn ensures easy maintenance while maintaining a lush green appearance year-round.

An Indian stone patio offers a delightful seating area, ideal for al fresco dining or simply unwinding amidst nature. Completing the outdoor amenities is an outdoor tap, providing convenience for gardening tasks or refreshing outdoor activities.



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Broadband connection

Wire / cable / fibreoptic – please confirm.

FOR BELOW USE OTM valuation tool:

Mobile Coverage

Three O2 Vodaphone EE Satellite / Fibre TV Availability

BT Sky

Virgin

Parking Private

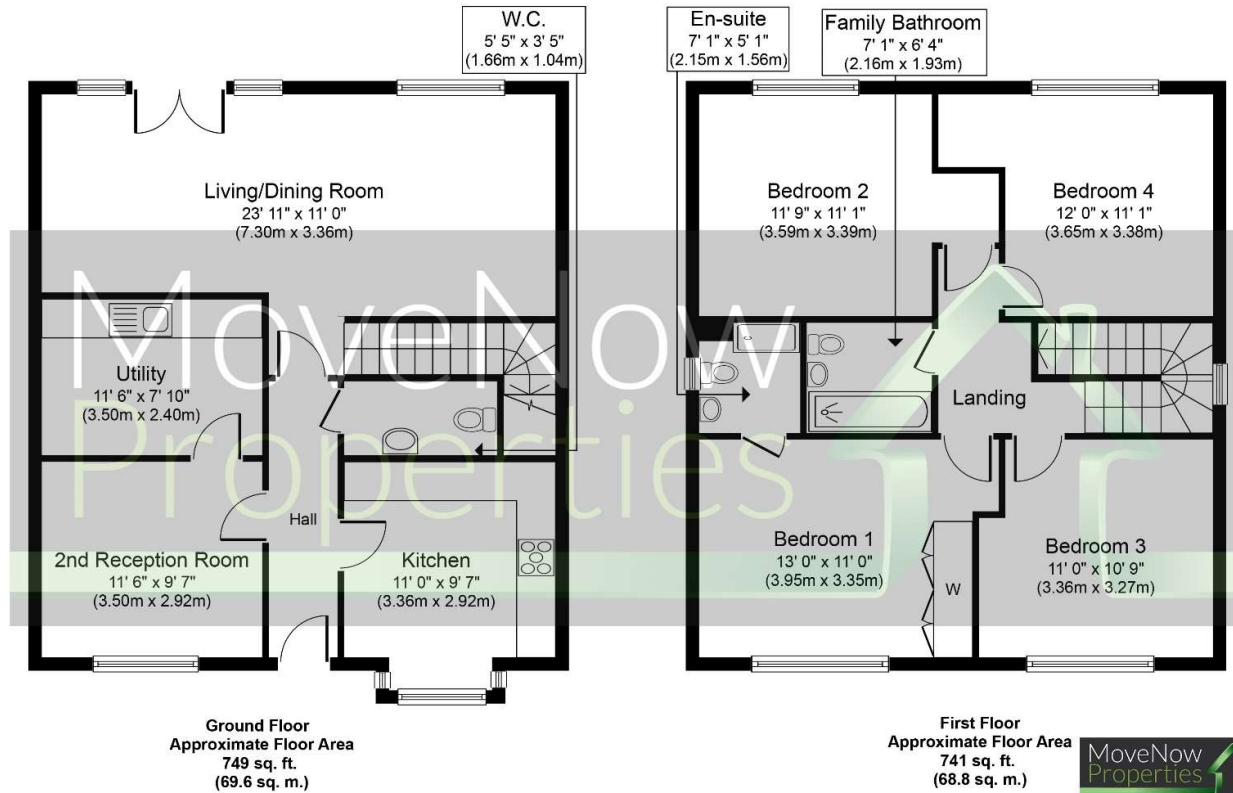
Drive Council Tax Band D

Tenure Freehold

Annual service charge £107.09 per annum

## Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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