



**£400,000**



**TENURE : FREEHOLD**

**Kingston Drive, Normanton, WF6**

**Bedrooms : 4**

**Bathrooms : 3**

**Reception Rooms : 3**

**Four double bedroom detached family home**

**Spacious fitted kitchen with integrated appliances**

**Three versatile reception rooms**

**Double garage and ample off-road parking**

**Two en-suite bedrooms plus family bathroom**

**Enclosed rear and side gardens**

**Movenowproperties.com LTD**

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Properties

Movenowproperties are pleased to offer this impressive and spacious four-bedroom detached family home, boasting multiple reception rooms, two en-suite bedrooms plus family bathroom a spacious fitted kitchen, and a double garage. Situated on a generous plot, the property benefits from off-road parking and enclosed gardens to the rear and side, making it ideal for modern family living.

### **Entrance Hall**

A welcoming entrance hall featuring wood flooring, a radiator, and a useful storage cupboard. Stairs rise to the first floor, with doors providing access to the living room, kitchen, and office.

### **Living Room**

**Measurements: 16' 2" x 10' 11" (4.93m x 3.32m)**

A spacious living room with carpeted flooring, a gas fire with modern surround, and a double-glazed bay window overlooking the front. Two radiators and double doors open into the dining area.

### **Dining Room**

**Measurements: 11' 6" x 11' 9" (3.50m x 3.39m)**

A versatile second reception room with carpeted flooring and a radiator. French doors open onto the enclosed rear garden.

### **Kitchen**

**Measurements: 14' 5" x 12' 9" (4.39m x 3.89m)**

A spacious kitchen fitted with a range of wall and base units complemented by work surfaces and tiled splash back. Appliances include an integrated dishwasher, double oven, warming drawer, five-ring gas hob with cooker hood above, and a 1.5 sink unit with mixer tap. Features include recessed spotlights, a double-glazed window overlooking the rear, and an external door opening to the enclosed rear garden.

### **Office**

**Measurements: 9' 6" x 8' 2" (2.90m x 2.49m)**

A versatile third reception room with wood flooring, coving to the ceiling, radiator, and a double-glazed window overlooking the front. An internal door provides access to the garage.

### **Stairs and Landing**

Carpeted stairs lead to a spacious first-floor landing with handrail, radiator, and a double-glazed window overlooking the front. A loft hatch with ladder provides access to a partially boarded loft. Doors lead to all bedrooms, the family bathroom, and a useful storage cupboard.

### **Bedroom One**

**Measurements: 14' 8" x 10' 11" (4.47m x 3.34m)**

A generous double bedroom with carpeted flooring, radiator, double-glazed bay window overlooking the front, and fitted wardrobes providing ample storage.

### **En Suite One**

**Measurements: 7' 5" x 5' 1" (2.27m x 1.54m)**

Comprising a walk-in double shower with electric shower, WC, and wash basin set within a vanity unit. Finished with tiled walls and flooring, recessed spotlights, and a circular frosted double-glazed window to the front.

### **Bedroom Two**

**Measurements: 11' 8" x 10' 8" (3.56m x 3.26m)**

A double bedroom with carpeted flooring, radiator, double-glazed window overlooking the rear, coving to the ceiling, and fitted wardrobes.

## En Suite Two

**Measurements: 5' 3" x 4' 11" (1.60m x 1.51m)**

Featuring a walk-in shower with electric shower, pedestal wash basin, low-flush WC, radiator, tiled walls, recessed spotlights, and a frosted double-glazed window overlooking the side.

## Bedroom Three

**Measurements: 12' 6" x 8' 3" (3.81m x 2.52m)**

A double bedroom with carpeted flooring, radiator, and double-glazed windows overlooking the front and side, providing plenty of natural light.

## Bedroom Four

**Measurements: 10' 8" x 8' 1" (3.24m x 2.46m)**

A double bedroom with carpeted flooring, radiator, and a double-glazed window overlooking the rear.

## Outside

To the front of the property is a private driveway offering off-road parking, with gated access to the side and rear garden.

The rear garden is enclosed and mainly laid to lawn with fenced boundaries. A patio provides additional outdoor space, also with fenced boundaries.

## Double Garage

**Measurements: 16' 6" x 15' 11" (5.03m x 4.84m)**

A spacious double garage with two manual up-and-over doors, power, and lighting.

**EPC Rating: B82**

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band E

Property Type: Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road, Private Drive & Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

## **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.

## **Viewings**

For further information or to arrange a viewing please contact our offices directly.

## **Free valuations**

Considering selling or letting your property?

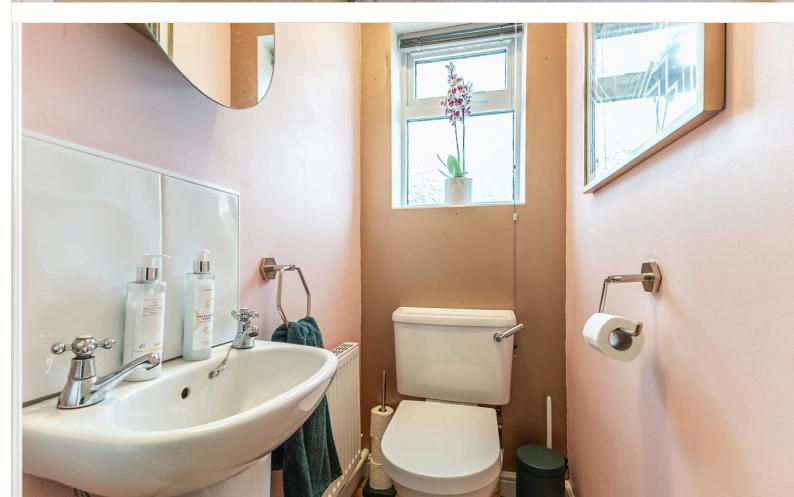
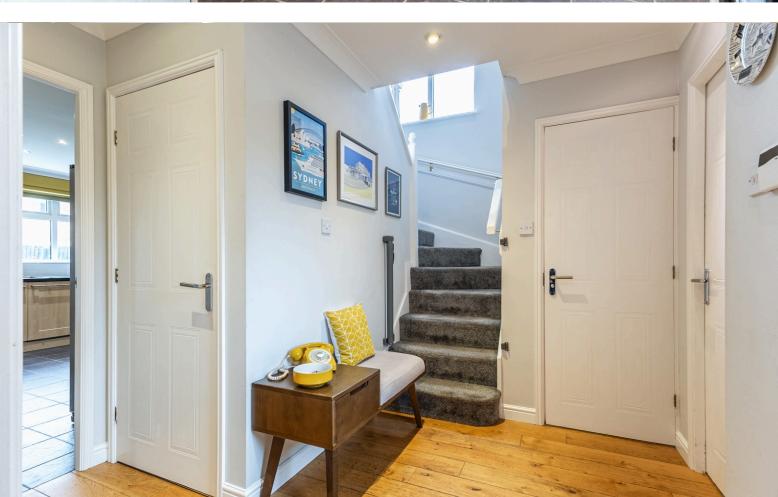
For a free valuation on your property please do not hesitate to contact us.

## **Agents Note**

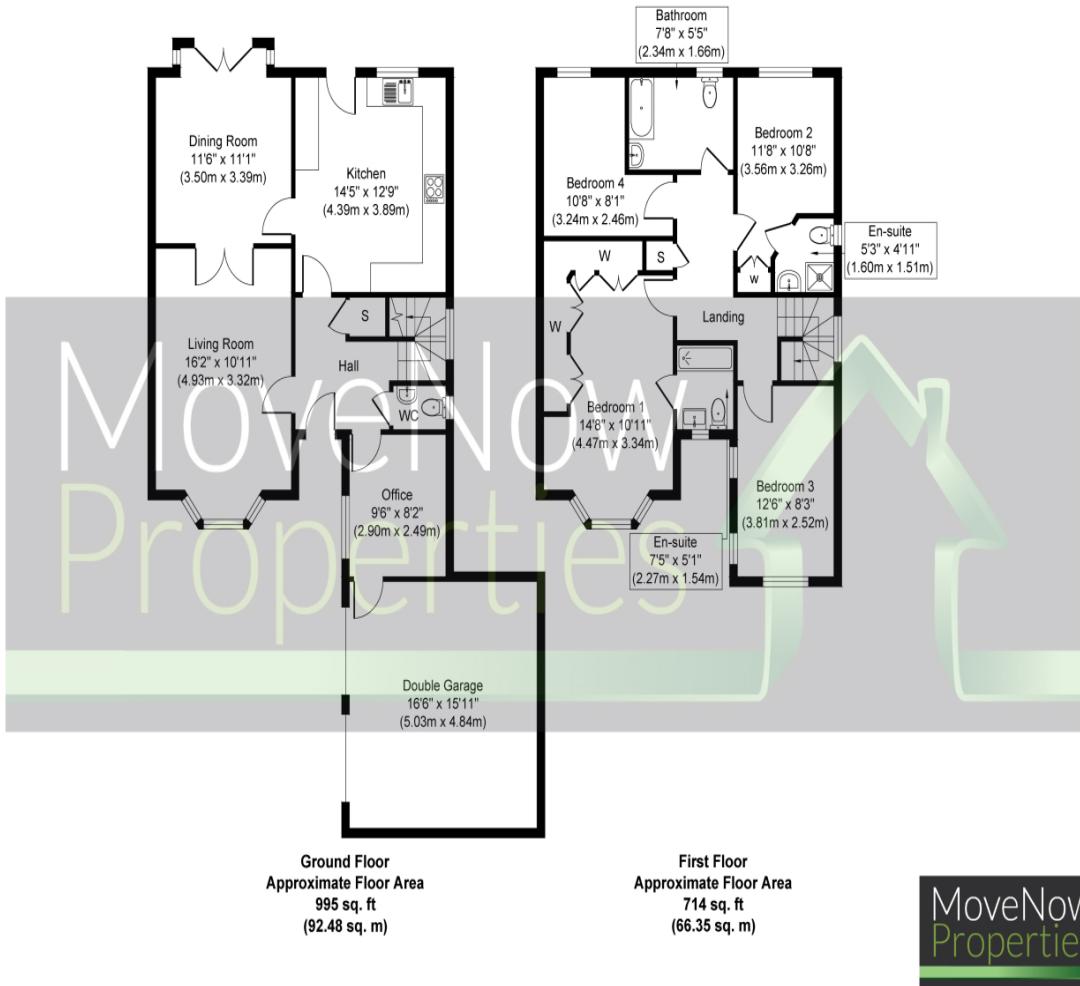
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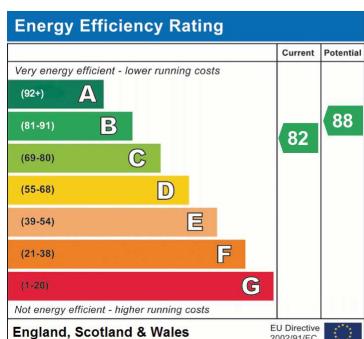




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