

## Eskdale Croft, Normanton



**Asking Price £290,000**



3



1



2



61

Welcome to this charming property located on Eskdale Croft in Normanton. This delightful home is an ideal choice for families seeking comfort and style.

As you enter, you are greeted by an inviting open plan living area that seamlessly connects to a modern designer kitchen. This well-appointed kitchen comes complete with integrated appliances, ensuring that cooking and entertaining are both enjoyable and convenient. The layout promotes a sense of togetherness, perfect for family gatherings or hosting friends.

The property boasts two spacious reception areas, providing ample space for relaxation and leisure. Whether you prefer a cosy evening in or a lively gathering, these versatile rooms can cater to your needs.

There are three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is conveniently located, ensuring easy access for all.

Outside, you will find an easily maintained garden space, ideal for enjoying the fresh air without the burden of extensive upkeep. This outdoor area is perfect for children to play or for hosting summer barbecues.

In summary, this property on Eskdale Croft presents a wonderful opportunity for family living in a desirable location. With its modern features, spacious layout, and low-maintenance outdoor space, it is sure to appeal to those looking for a comfortable and stylish home. Do not miss the chance to make this lovely property your own.



- Open Plan living
- Stylish and contemporary decor
- Downstairs cloaks
- Fabulous entertaining kitchen and dining area
- 3 Bedrooms
- Family Bathroom
- Separate Garage
- Well maintained outside space
- Council Tax Band B
- EPC rating D

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Sat 10am - 2pm

### Cloakroom

3'6" x 3'1" (1.07 x 0.96)

On entering the front of the property is a useful cloaks room with a low flush toilet and vanity wash hand basin. Also from the hall there is a separate cupboard housing the boiler.

### Lounge

15'3" x 11'7" (4.65 x 3.55)

The Lounge area is bright, modern and sophisticated with two windows facing to the front of the property. With trending feature panelling to one wall. This space is perfect for relaxing in or entertaining. With a radiator and two stylish ceiling lights.

### Kitchen

19'2" x 8'7" (5.86 x 2.64)

Continued through the open plan downstairs area is the designer kitchen with top of the range appliances including, an inset double sink, with an induction ceramic hob with a warming plate. A built in double oven and microwave. A full floor to ceiling range of wall units and cupboards including plumbing for a washing machine, integrated fridge freezer and dishwasher. With a wine cooler to complete the fabulous kitchen, finished with quartz work surfaces. There is a side breakfast bar perfect for grabbing a breakfast juice and french doors out to the garden.

### Dining Area

27'8" x 11'6" (8.45 x 3.53)

With ample room for a large dining table for entertaining guests or seating a family. Complimented with further sleek cupboards for housing everyday items. This multi functional downstairs open plan living is both comfortable and contemporary.

### Seating Area

6'7" x 7'4" (2.03 x 2.26)

The additional seating area off the Kitchen is another comfortable area for relaxation or for the children to play. With bright windows opening up the space more.

### Bedroom one

11'7" x 16'2" (3.55 x 4.94)

Bedroom one has two windows filtering in sunlight and a radiator. Further modern light fittings compliment the main bedroom to the property.

### Bedroom two

7'9" x 15'1" (2.37 x 4.61)

Bedroom Two is a good size and complimented by neutral décor and two windows looking out to the side of the property. There is a single radiator in the room.

### Bedroom three

7'9" x 11'6" (2.38 x 3.53)

Bedroom three has built in wardrobe storage, a single radiator and windows looking out to the front of the property.

### Family Bathroom

6'6" x 5'1" (2.0 x 1.56)

The family bathroom contains a low flush toilet and wash hand basin. With a panelled bath and plumbed in shower over. A tiled surround and integral light with a UPVC frosted window letting in the sunlight.

### Rear Garden

The rear of the property has a pattern tiled driveway area bathed in sunshine on brighter days and is perfect for a seating area. While the back garden has a manicured grass area, easily maintained patio and separate garage.





## Floor Plan

GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.

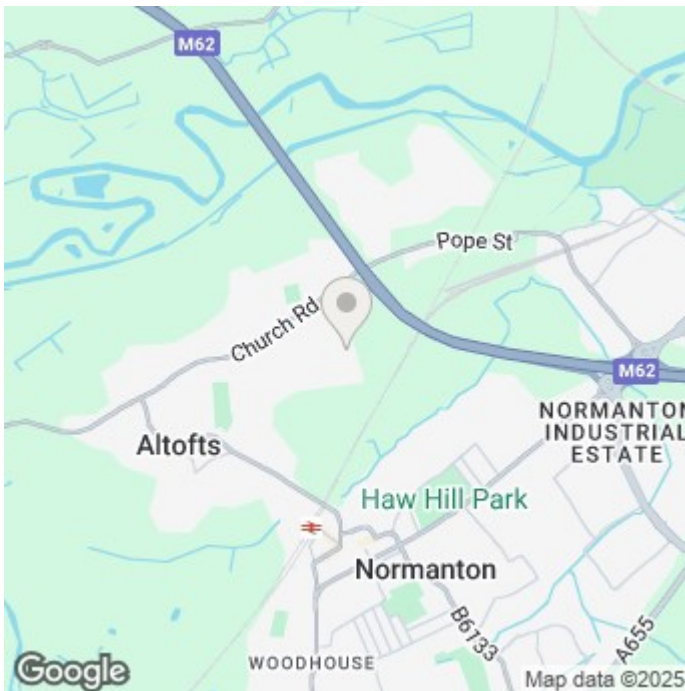


1ST FLOOR  
473 sq.ft. (43.9 sq.m.) approx.




TOTAL FLOOR AREA: 1174 sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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