



# enfields



## Estcourt Road, Darrington, WF8 3AN Three Double Bedroom Detached, **£350,000**

- Double Extension To Rear : Expansive Lounge and Separate Snug**
- : Open Plan Dining Kitchen with Separate Utility Room : Downstairs W/C**
- : Expansive Master Bedroom with Dressing Room : Modern Shower Room**
- : Gardens to Front, Side and Rear Including Patio Area : Expansive Driveway and Garage : Close to Local Amenities and Ideal Position for Commuting**



## PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive three bedroom, detached property situated in the much sought after village of Darrington.

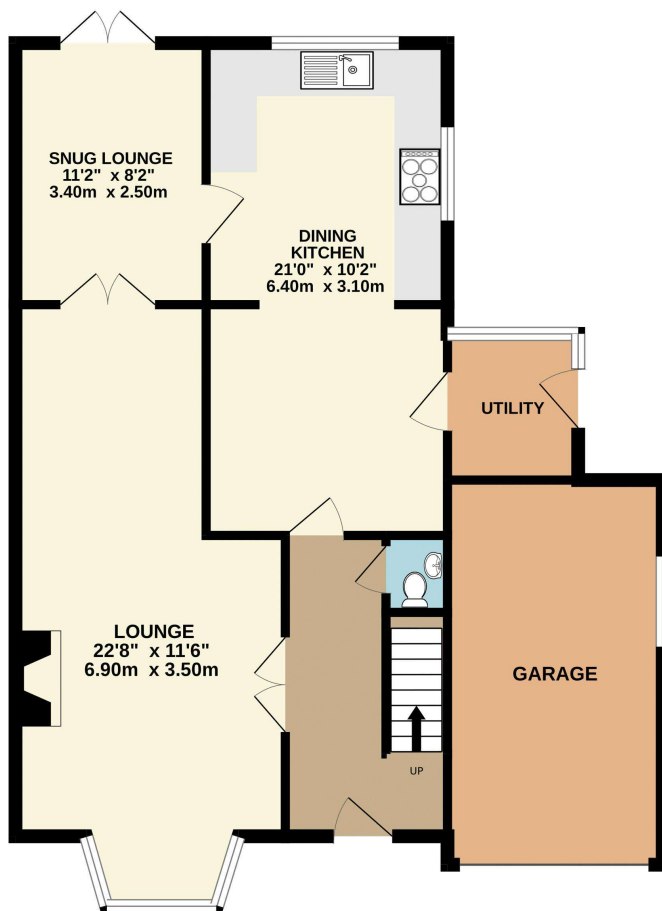
Well presented throughout, this family home is located close to a full range of local amenities found within Darrington, Pontefract town centre and Junction 32 Outlet Village, including a vast range of shops, supermarkets, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses and Pontefract Park with its 1300 acres of parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The accommodation briefly comprises to the ground floor; reception hallway, downstairs w/c, expansive lounge, snug, open plan dining kitchen and utility room. To the first floor; master bedroom with additional dressing room, two further double bedrooms and a good sized modern shower room.

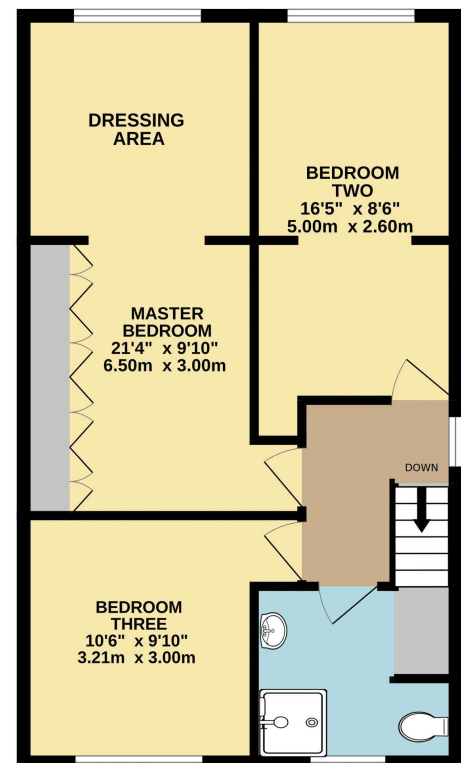
The property further benefits from having sunny positioned gardens to the front, side rear which includes a paved patio that is ideal for outside entertaining. Multiple off-street parking is provided by means of an expansive driveway and garage. To fully appreciate what the property has to offer an internal viewing is highly recommended. Freehold: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

GROUND FLOOR



1ST FLOOR



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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## Entrance Hallway

Enter through composite door with large window to front aspect, stairs with wooden spindled balustrade leading to first floor, central heating radiator, under stairs W/C, ceiling coving and doors giving access to all ground floor rooms.

## Downstairs W/C

Two piece suite comprising of a low level W/C, a hand wash basin mounted over vanity unit with chrome mixer tap and wood effect flooring.

## Lounge

*22' 8" x 11' 6" (6.9m x 3.5m at widest points)*

An expansive family room with UPVC double glazed bay window to front aspect, French doors leading directly into snug lounge and hallway, gas central heating radiator, feature central gas fire place mounted on marble hearth with marble back and wooden 'Adams style' surround, central heating radiator and ceiling coving.

## Snug Lounge

*11' 2" x 8' 2" (3.4m x 2.5m)*

UPVC double glazed French doors leading out onto rear garden, central heating radiator, wall-mounted TV point and ceiling coving.

## Dining Kitchen

*21' 0" x 10' 2" (6.4m x 3.1m)*

An expansive family room with squared archway leading to dining area providing an open plan feel. Kitchen comprising of high and low level 'shaker style' solid wood units with marble effect square edged work surfaces over, inset double sink with half sink, drainer and mixer taps, integrated dishwasher, fridge and Neff double electric oven, five-ringed Neff electric hob, two central heating radiators, two UPVC double glazed windows to side and rear aspect providing views over rear garden. Dining room housing Potterton gas boiler, wall-hung down lights, space for storage, ceiling coving, timber door with opaque window panel leading into utility room.

## Utility Room

*6' 3" x 5' 7" (1.9m x 1.7m)*

UPVC windows to side and rear aspect, central heating radiator, space and plumbing for washing machine, space for dryer, space for full sized fridge freezer and UPVC door to side aspect leading to garden.

## First Floor Landing

UPVC double glazed window to side aspect, doors giving access to all first floor rooms, ceiling coving and loft access. Loft being boarded for storage.

## Master Bedroom

*21' 4" x 9' 10" (6.5m x 3.0m)*

A large extended double room having UPVC double glazed window to rear aspect, large dressing area with range of integrated wardrobes with hanging space and mirrored doors, wall-mounted downlights, ceiling rose and ceiling coving, central heating radiator.

## Bedroom Two

*16' 5" x 8' 6" (5.0m x 2.6m)*

A second large extended double room having UPVC double glazed window to rear aspect and feature window seat, central heating radiator, wall-mounted downlights, eaves storage, TV point, ceiling coving, large area for storage and wardrobes if required.

## Bedroom Three

*10' 6" x 9' 10" (3.2m x 3.0m)*

A third good sized double room having UPVC double glazed window to front aspect, central heating radiator, ceiling coving and good space for wardrobes.

## House Bathroom

*8' 6" x 7' 7" (2.6m x 2.3m)*

A matching white four piece suite comprising of panelled bath with handheld shower unit, curved edge pedestal wash hand basin, low level WC and bidet, UPVC double glazed opaque window to front aspect, wall-mounted downlights, bulkhead storage cupboards, decorative ceiling coving, central heating radiator and complementary splash back tiling to walls.

## Outside

The property sits on a good sized plot with landscaped gardens to front, side and rear. Front garden is tidy and well maintained, mainly laid to lawn with attractive deep set borders incorporating mature shrubs, flowers and bushes, brick-wall, timber fencing and conifers to boundaries, brick archway leads directly to the side and rear garden. Rear garden is beautifully presented and has a multitude of seating area located in sunny positions, deep set borders comprising of shrubs, bushes and flowers. Garden is in an elevated positions with several well-kept lawned areas, timber fencing, conifers and brick-wall to boundaries. Garden is private and enclosed due to tall distant trees. Multiple off-street parking is provided by means of a large and attractive paved driveway leading on to a single garage. Garage having up and over door, power, lighting and UPVC window to side aspect.

## Property Particulars:D1