



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# enfields



## Valley Gardens, Darrington, WF8 3SL Four Bedroom Detached **Offers in Excess of £450,000**

**Expansive Family Home : Lounge, Snug and Office : Modern Family Bathroom and En-Suites : Modern Open Plan Dining Kitchen : Downstairs W/C and Utility Room : Sunny Positioned Landscaped Garden with Patio : Expansive Driveway and Double Garage : Sought After Semi-Rural Village : Close to Schools, Amenities and Motorway Links**



## PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive and expansive, four bedroom, detached property situated in the much sought after residential area of Darrington.

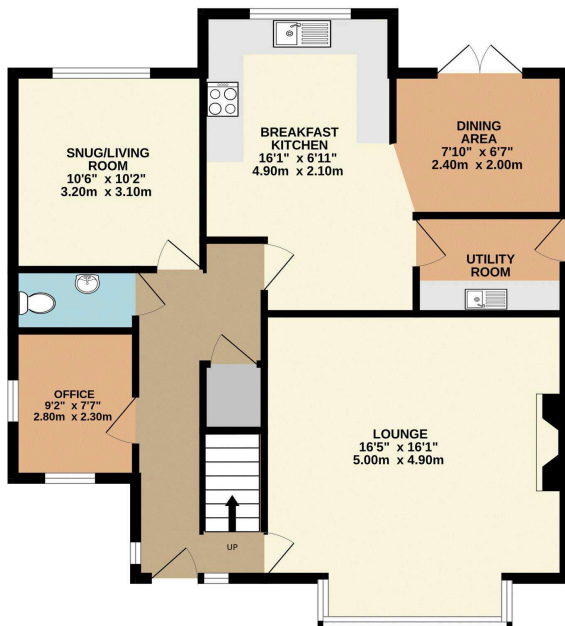
Beautifully presented throughout, this family home is close to open countryside as well as a full range of local amenities found within Darrington, Pontefract town center and Junction 32 Outlet Village including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as local sports centres and swimming baths, Xscape Castleford, local golf courses and Pontefract Park with it's 1300 acres of parkland, lakes and woodland. With close proximity to good local schooling at primary, secondary and tertiary levels the property is also close to the A1, M62 and M1 for commuting to such places as Leeds, Wakefield, York and Doncaster or further afield.

The property provides flexible family living and comprises to the ground floor; reception hallway, good sized lounge, snug, office, modern open plan dining kitchen, utility room and downstairs w/c. To the first floor; expansive air conditioned master bedroom with range of fitted wardrobes and modern en-suite, guest bedroom with modern en-suite, two further double bedrooms and a modern house bathroom.

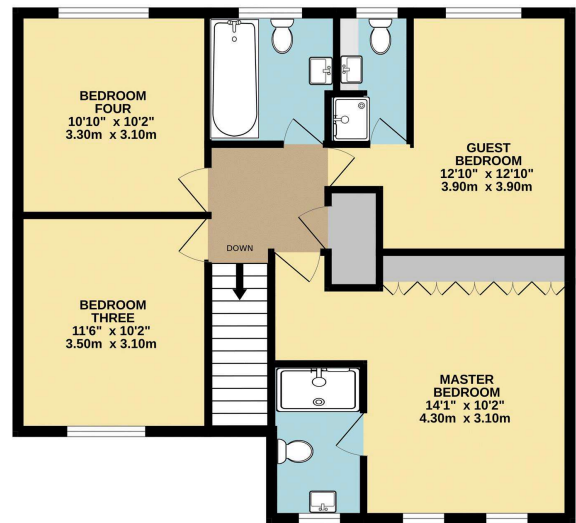
The property further benefits from a sunny positioned rear garden which features a large patio that is ideal for outside entertaining. Multiple off street parking is provided by means of an expansive driveway leading on to a double garage. The property also benefits from having an alarm system. An internal viewing is highly recommended to appreciate the accommodation this family home has to offer. Freehold: Council Tax Band F. 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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## Reception Hallway

Double glazed door with decorative inlaid glass to front aspect, double glazed window to side aspect, double central heating radiator, solid engineered wood flooring, built in cloak/ storage cupboard, door leading through other rooms and stairs leading to first floor.

## Downstairs WC 3' 3" x 10' 2" (1m x 3.1m)

Two piece suite comprising low level WC with hidden cistern and a hand wash basin mounted over vanity unit with tiled half walls, tiled flooring, a wall-mounted chrome heated towel rail and extractor fan.

## Lounge 16' 1" x 9' 10" (4.9m x 3m)

Good sized room with living flame gas fire set on marble hearth with marble back and oak fire surround, double glazed bay window to front aspect, moulded ceiling cornice and double central heating radiator.

## Snug/Living Room 10' 6" x 10' 2" (3.2m x 3.1m)

Double glazed window to rear aspect and overlooking garden and double central heating radiator.

## Office 9' 2" x 7' 7" (2.8m x 2.3m)

Double glazed window to side aspect and feature circular window to front aspect, central heating radiator.

## Dining Kitchen 16' 1" x 13' 5" (4.9m x 4.1m)

Matching high and low level storage units with wooden squared edge work surfaces and complimentary tiled splash backs, sink with food waste disposal sink, drainer and chrome mixer tap, integrated appliances including a five-ringed gas hob with extractor hood, a double oven and grill, dishwasher and fridge freezer, double glazed window to rear aspect and overlooking garden, recess spotlighting, solid engineered wood flooring throughout continuing onto the dining area which also has a wall-mounted central heating radiator, a door through to utility room and UPVC double glazed French doors leading to rear garden.

## Utility Room 7' 10" x 5' 3" (2.4m x 1.6m)

Matching high and low level storage units with wooden squared edge work surfaces and complimentary tiled splash backs, stainless steel sink with chrome mixer tap, space for both washing machine and dryer, UPVC double glazed door leading out onto driveway, solid engineered wood flooring and a central heating radiator.

## First Floor Landing

Built in airing/storage cupboard, loft access with built in ladder and doors leading to other rooms.

## Master Bedroom 10' 2" x 14' 1" (3.1m x 4.3m)

Expansive air conditioned master bedroom featuring a range of fitted wardrobes, two double glazed windows to front aspect, double central heating radiator, an archway opening through to inner hallway which currently serves as a dressing area with built-in vanity unit and a door leading through to en-suite.

## En- Suite 8' 2" x 4' 11" (2.5m x 1.5m)

Three piece suite comprising of a low level WC with soft close mechanism and hidden cistern, a wash hand basin mounted over vanity unit and a double length walk-in mains fed thermostatic controlled power shower, tiled walls throughout, tiled flooring, shaving point with heated mirror, recessed spotlighting, extractor fan, wall-mounted chrome central heating towel rail and double glazed opaque window to front aspect.

## Guest Bedroom 12' 10" x 12' 10" (3.9m x 3.9m)

Double glazed window to rear aspect and overlooking garden, central heating radiator and door leading through into en-suite.

## En-Suite 7' 3" x 3' 11" (2.2m x 1.2m)

Three piece suite comprising of a low level WC, hand wash basin mounted over vanity unit, walk-in thermostatic controlled power shower, tiled walls throughout, tiled flooring, recessed spotlighting, wall-mounted chrome central heating towel rail and double glazed opaque window to rear aspect.

## Bedroom Three 11' 6" x 10' 2" (3.5m x 3.1m)

Double glazed window to front aspect and central heating radiator.

## Bedroom Four 10' 10" x 10' 2" (3.3m x 3.1m)

Double glazed window to rear aspect overlooking garden and a central heating radiator.

## House Bathroom 7' 3" x 6' 7" (2.2m x 2.0m)

Three piece suite comprising of a low level WC with soft close mechanism, hand wash basin mounted over vanity unit and an L-shaped bath with a thermostatic controlled twin shower over, shaving point with heated mirror, tiled walls throughout, tiled flooring, recessed spotlighting, wall-mounted chrome central heating towel rail and double glazed opaque window to rear aspect.

## Outside

Front garden is open plan and low maintenance in nature having pebbled borders incorporating mature shrubs and bushes. Rear garden is again low maintenance in nature and features an Indian stone patio area with pebbled borders ideal for seating and outdoor entertaining, steps down to a lawned area with Indian stone to borders, an outside tap, a timber storage shed, brick walling and timber fencing to boundaries. Multiple off street parking is provided by a tarmac driveway with space for up to six vehicles leading down the side of the property to a double garage. Garage having electric remote controlled sectional insulated doors pitched tiled roof, power lighting and additional storage space.

## Property Details: D1