

4 Bed

House - Detached

located in

Normanton

Offers Over £475,000







enfields

Ashgap Lane

Normanton

WF6 2DT









Lead In
A truly impressive and beautifully extended four-bedroom family home, offering for sale with No Chain. Boasting exceptional living space, stylish contemporary interiors and a superb position overlooking Normanton Park and its tennis courts, providing a delightful open outlook.

Situated in one of Normanton's sought-after residential locations, this outstanding family home has been extensively transformed by the current owners to create a spacious, stylish and wonderfully versatile property, perfectly suited to modern family life.

Boasting an impressive two-storey rear extension together with an additional side extension, the property offers significantly enhanced accommodation, with the real showpiece being the spectacular open-plan kitchen, living, dining and entertaining space spanning the rear of the ground floor.

Designed with both everyday family living and entertaining in mind, this stunning space creates the perfect setting for everything from relaxed family evenings to hosting friends and special occasions. Beautiful bi-folding doors provide a seamless connection to the rear garden, allowing natural light to flood the room and creating a wonderful sense of space and openness.

Throughout the property, the current owners have combined striking contemporary décor with quality fixtures, fittings and thoughtful design, resulting in a home that feels both luxurious and welcoming. The generous proportions and flowing layout provide an exceptional level of flexibility, making this an ideal choice for growing families or buyers seeking additional space without compromising on style.

To the first floor, the property offers four generously proportioned bedrooms, including an impressive principal bedroom complete with its own en-suite facilities. Further practical features include a convenient ground-floor WC and an integral garage, adding to the home's everyday appeal.

The impressive accommodation is complemented by an equally attractive exterior. Set behind double iron gates, the property enjoys a substantial frontage with the added convenience of drive-in, drive-out access and ample private off-street parking – a particularly desirable feature for busy family households.

A particularly appealing feature of this wonderful home is its enviable position overlooking Normanton Park and the neighbouring tennis courts. This attractive parkside setting provides a lovely open aspect to the front of the property, with views across the surrounding green space and recreational facilities. The proximity to the park and tennis courts is a fantastic advantage for families, outdoor enthusiasts and those who enjoy an active lifestyle, with opportunities for leisurely walks, outdoor recreation and sporting activities right on the doorstep.

Perfectly positioned for access to well-regarded local amenities, schools, shops and excellent motorway connections, the property offers an appealing balance of peaceful residential surroundings and everyday convenience.

Offering an exceptional combination of space, style, location and versatility, this is far more than your average four-bedroom home. With its substantial extensions, outstanding open-plan living space, beautiful contemporary presentation and desirable outlook across Normanton Park and its tennis courts, this is a property that truly stands out from the crowd.

An internal viewing is absolutely essential to appreciate the impressive scale, quality and lifestyle this remarkable family home has to offer. Early viewing is highly recommended.

Entrance Hall
5'11" x 14'2"
Access to WC, utility room, living room and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

WC
2'6" x 3'10"
WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. UPVC double glazed frosted window to the side aspect.

Living Room
13'1" x 15'1"
Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.







Utility Room
12'8" x 9'9"
open to the kitchen. Modern range of high and low level kitchen units in shaker style. Option to reconnect plumbing for washing machine. Access to the entrance hall. Wood effect flooring. UPVC double glazed window to the front elevation.

Open Plan Kitchen
23'12" x 8'11"
Modern range of high and low level kitchen units in shaker style with breakfast bar. Integrated extractor hood. Sink with chrome tap. wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Open Plan Dining Room
11'1" x 11'12"
Access to the entrance hall. Wood effect flooring. Central heated radiator.

Open Plan Office / Sun Room
11'5" x 6'10"
UPVC double glazed French door leading to the rear garden. Wood effect flooring.

Dining Room / Living Area
12' x 22'3"
Wood effect flooring. Central heated radiator. UPVC double glazed bi folding doors leading to the rear garden. Velux windows.

Landing
4'8" x 16'10"
Access to all four bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.

Bedroom One
19'8" x 9'1"
Access to the en suite. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the rear elevation.

En Suite
4' x 8'11"
White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome waterfall tap. WC with low level flush. Extractor fan. Central heated radiator. UPVC double glazed frosted window to the rear aspect.



Bedroom Two
12' x 15'5"
Fitted wardrobes. Carpeted throughout. UPVC double glazed bay window with built in shelving to the front elevation.

Bedroom Three
10'9" x 11'12"
Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the side elevation.

Bedroom Four
6'8" x 6'5"
Carpeted throughout. UPVC double glazed window to he front elevation.

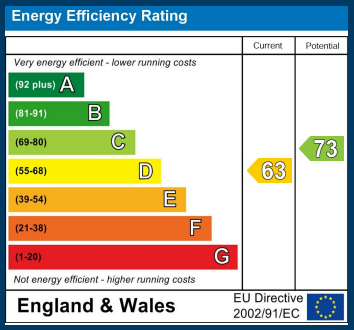
Bathroom
9'11" x 8'9"
White suite comprising of panel bath with chrome tap and shower attachment. Walk inn shower with waterfall shower and mains feed shower. WC with low level flush. wash hand basin with chrome mixer tap. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the side aspect.

External
The property is approached via gates opening onto a substantial driveway, providing extensive off-road parking for multiple vehicles. Occupying a generous plot, this attractive detached family home enjoys a commanding frontage with a stylish exterior complemented by a garage with up-and-over door. The expansive driveway offers excellent practicality for family living, visiting guests or caravan/motorhome storage, while mature boundaries provide a degree of privacy and kerb appeal.
To the rear, the property benefits from a beautifully landscaped and well-maintained garden designed for both relaxation and entertaining. A large paved terrace extends across the rear of the house, creating the perfect space for outdoor dining and social gatherings. Steps lead to a lawned garden bordered by raised planted beds stocked with a variety of mature shrubs and ornamental planting. A sheltered seating and dining area, with a ceiling heater and dimmable lights and ideal for year-round enjoyment, while additional patio areas offer further space to unwind. The garden is enclosed by contemporary timber fencing, providing privacy and a secure environment for children and pets. Bi-fold doors from the rear of the property create a seamless connection between the indoor and outdoor living spaces, making this an exceptional family entertaining garden.









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