

3 Bed  
House - Semi-Detached  
located in

# 10 Morris Fields

## Normanton

### WF6 1WT



Asking price £245,000

\*\*\* OPEN PLAN GROUND FLOOR FAMILY ROOM AND FURTHER FIRST FLOOR LIVING \*\*\* Nestled in the charming area of Morris Fields, Normanton, this delightful semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features a ground floor cloakroom, house bathroom and ensuite shower room, ensuring convenience for all residents and guests. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Externally the property enjoys a low maintenance enclosed garden with artificial grass and patio for outdoor living plus a double width driveway to the front.

Morris Fields is a lovely neighbourhood, known for its friendly community and convenient access to local amenities. Residents will appreciate the nearby parks, schools, and shops, making daily life both enjoyable and practical.

This semi-detached house is not just a property; it is a place to create lasting memories. Whether you are looking to settle down or invest in a promising home, this residence in Normanton is certainly worth considering.

#### Entrance Hall

A bright and welcoming entrance hall features light wood flooring and a contemporary front door with horizontal glazed panels. The staircase with wooden balustrades leads to the upper floors, and there is handy storage space beneath the stairs.

#### Cloakroom

The convenient cloakroom on the ground floor is finished with beige tiling and blue walls includes a modern vanity unit with basin and a chrome towel radiator.

#### Kitchen/Diner/Family Room

25'6" Max x 14'6" Max

The open-plan kitchen, dining, and family room is a spacious area finished with light tiled wood effect flooring and soft wall tones that create a fresh and airy atmosphere. The kitchen is well-equipped with modern high gloss cabinets, integrated oven, ceramic hob with an extractor above, and space for appliances including a washing machine and fridge freezer. This space also benefits from underfloor heating. Ample work surfaces and a window over the sink (with a 'Quooker' tap) provide natural light. The dining area comfortably fits a dining table and chairs, while the family space offers room for relaxed seating, all overlooking the front of the property.

#### Landing One

The landing at the first floor is carpeted and provides access to the living room and bedroom. A window at the front floods the space with natural light, complementing the fresh, pale wall colours.

#### Living Room

14'6" x 12'5"

A spacious living room is carpeted in a soft neutral tone with light walls, creating a cosy and inviting space. Two windows at the rear allow for plenty of natural light, and the neutral décor offers a calm and versatile setting for relaxing or entertaining.

#### Bedroom Three

12'11" x 8'0"

The third bedroom, located on the first floor, is carpeted and painted in neutral tones. A window allows in daylight, and the room offers a quiet space suitable as a bedroom or study.

#### Landing Two

The landing on the second floor is carpeted and leads to the bedrooms and bathroom.

#### Bedroom One

11'9" to wardrobes x 8'8"

A bright bedroom offers a peaceful retreat with light carpeting and neutral walls. A large window fills the room with natural light, and there is ample built-in wardrobe space providing generous storage. This bedroom benefits from access to an ensuite bathroom.

#### Ensuite

The ensuite shower room features a modern walk-in shower with a glass screen, a white vanity unit with storage beneath the basin, tiled walls, and a frosted window that allows natural light while maintaining privacy.



### Bedroom Two

10'11" x 9'7"

A second bedroom is carpeted in a soft grey tone with neutral walls, allowing for flexible use such as a guest room or office. It includes built-in wardrobes for storage and a window that brings in natural light.

### Family Bathroom

The family bathroom is fitted with a contemporary white suite including a bathtub with overhead shower, toilet and washbasin set within a vanity unit. The walls are half-tiled with modern tiles and there is a large mirror above the basin. A heated towel rail adds comfort.



### Exterior

The rear garden is a delightful outdoor space featuring a large paved patio area and a section of artificial lawn, enclosed by timber fencing for privacy. It provides an ideal space for outdoor dining, relaxing, or gardening. At the front is a double width driveway providing off street parking.

### MISC



1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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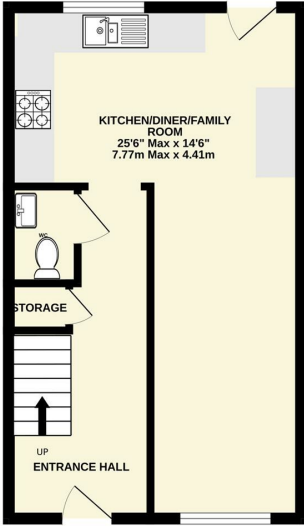




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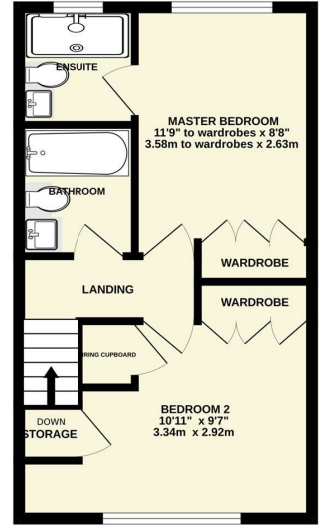
GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



THREE DOUBLE BEDROOM THREE STOREY SEMI DETACHED HOME

TOTAL FLOOR AREA : 1117 sq.ft. (103.8 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(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	

DIRECTIONS

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