Estcourt Drive, Darrington Pontefract WF8 3BN

william h brown

Welcome to

Estcourt Drive, Darrington Pontefract

This stylish 4/6 bedroom detached property in a prime residential setting delivers comfort, space and efficiency. featuring a south facing garden with wide open views, it’s ideal for unwinding and hosting. inside, experience a media room, fitness area and master with ensuite plus WC for practicality

Entrance Hall
With a UPVC front entrance door with side glass panels, cupboard housing the fuse box, a gas central heating radiator and a store room.

Cinema Room/Potential Bedroom
11' 5" x 16' 9" (3.48m x 5.11m)
With two UPVC double glazed windows to the side aspect and a gas central heating radiator. Can be used as an additional bedroom.

Garage
25' 8" x 21' 7" (7.82m x 6.58m)
With two up and over electric doors, and a window to the front aspect.

Gym/ Potential Bedroom
10' 2" x 13' 7" (3.10m x 4.14m)
With a UPVC double glazed window to the front aspect and a gas central heating radiator. Can be used as an additional bedroom.

Utility Room
7' 4" x 7' 5" (2.24m x 2.26m)
With a UPVC double glazed window to the side, tiled flooring, wall mounted boiler, stainless steel sink and drainer, space for washing machine and tumble dryer, a gas central heating radiator and a UPVC double glazed door to the side of the property.

Dining Kitchen
11' 6" x 17' 3" (3.51m x 5.26m)
Open into the dining room with wall, base and drawer units with work surfaces over, composite sink and half with drainer, free standing single and half oven, stainless steel cooker hood, integrated dishwasher, tiled flooring and splash back, breakfast bar, spot lights to the ceiling, wine rack, a gas central heating radiator, UPVC side door and two UPVC double glazed windows to the rear and side aspect,

Dining Room
13' 5" x 10' 7" (4.09m x 3.23m)
With a UPVC double glazed French doors to the rear and two gas central heating radiators.

Lounge
17' 1" x 14' 5" (5.21m x 4.39m)
With a UPVC double glazed patio door to the rear with side glass panels, multifuel fire, two gas central heating radiators and a UPVC double glazed window to the side aspect.

Study
9' 9" x 7' 8" (2.97m x 2.34m)
With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Second Study/Potential Bedroom
7' 9" x 8' (2.36m x 2.44m)
With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Wc
With a UPVC double glazed window to the front aspect, vinyl floor covering, a low level flush WC, a wash hand basin and a gas central heating radiator.

Bedroom Two
13' 6" x 10' 3" (4.11m x 3.12m)
With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Ensuite
A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle with rainfall power shower, fully tiled walls and flooring, chrome heated towel rail and a UPVC double glazed window to the side aspect.

Bedroom Three
12' 7" x 8' 2" (3.84m x 2.49m)
With two UPVC double glazed windows to the rear and side aspect, two gas central heating radiators, arched into dressing area, built in wardrobes, laminate flooring, wash hand basin and tiled splash back.

Main Family Bathroom
A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with rainfall power shower over and screen, fully tiled walls, tiled flooring, chrome heated towel rail and a sky light to the front aspect.

Bedroom Four
12' 8" x 7' 6" (3.86m x 2.29m)
With a UPVC double glazed window to the rear aspect, sky light to the rear, arched into dressing area, laminate flooring, wash hand basin, tiled to splash back and a gas central heating radiator.

Master Bedroom
10' 7" x 15' 4" (3.23m x 4.67m)
With French doors onto the balcony to the rear, gas central heating radiator with cover, walk in closet with a door leading into ample loft space and a loft hatch.

Ensuite To Master
A suite consisting of a low level flush WC, double wash hand basins set in a vanity unit, rainfall power shower, fully tiled walls and flooring, chrome heated towel rail, sky lights to the front aspect.

Front Exterior
With a large block paved double driveway, private road up to the property, access into the garage, rockery, mature trees and planting. Side access to the rear of the property.

Side Exterior
With steps to the side, access to the front driveway, utility room and kitchen and patio seating area.

Rear Garden
A landscaped rear garden, patio seating area, mature planting to boarders, timber fence and hedging surround.

Welcome to

Estcourt Drive, Darrington Pontefract

- Unique Four/Six Bedroom Detached Home
- Two Ensuites & A Family Bathroom
- Downstairs WC & Cinema Room
- Double Garage & Driveway
- South Facing Garden with Fantastic Views

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£695,000

Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PON118599 - 0015

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