



**Beech Crescent, Darrington Pontefract WF8 3AD**

## **Welcome to**

### **Beech Crescent, Darrington Pontefract**

A beautifully extended five-bedroom detached home, featuring a stunning open-plan kitchen and living space with bifold doors opening onto a generous garden. Highlights include a sleek modern bathroom, a luxurious master suite, a double driveway, a garage, and a prime village setting close to the A1.



### **Entrance Hall**

With a UPVC double glazed front entrance door, window to the front, LVT flooring, under stairs storage cupboard and a gas central heating radiator.

### **Wc**

With a low level flush WC, wash hand basin set in a vanity unit, fully tiled and a wash hand basin.

### **Lounge**

14' 4" x 10' 9" ( 4.37m x 3.28m )

With a bay window to the front, LVT flooring and a gas central heating radiator.

### **Playroom**

12' 9" x 9' 7" ( 3.89m x 2.92m )

With a window to the front, under floor heating and solid wood flooring.

### **Kitchen/Living Room**

30' 3" x 19' 6" ( 9.22m x 5.94m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, island units with solid wood surfaces, two Belfast sinks, tiled splash back, double electric ovens, induction hob, integrated washing machine, plate warmer, French doors to the rear, under floor heating, two lots of UPVC bi-fold doors to the rear, 3 sky lights to the rear, spot lights to the ceiling and a window to the side.

### **Landing**

With a storage cupboard and loft hatch.

### **Bedroom One**

12' 8" x 10' 2" ( 3.86m x 3.10m )

With a window to the front and a gas central heating radiator.

### **Dressing Area**

6' 10" x 4' 9" ( 2.08m x 1.45m )

With access to the loft.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, slipper bath, chrome heated towel rail, spot lights to the ceiling, tiled walls and flooring and a window to the rear.

### **Bedroom Two**

12' 1" x 12' 2" ( 3.68m x 3.71m )

With a window to the rear and a gas central heating radiator.

### **Bedroom Three**

10' 8" x 12' 3" ( 3.25m x 3.73m )

With a window to the front, fitted blind and a gas central heating radiator.

### **Bedroom Four**

11' 8" x 9' 9" ( 3.56m x 2.97m )

With a window to the side and a gas central heating radiator.

### **Bedroom Five**

7' 5" x 6' 9" ( 2.26m x 2.06m )

With a window to the front, laminate flooring and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with shower over and screen, fully tiled, spot lights to the ceiling and a window to the rear.

### **Front Garden**

With an extensive block paved driveway for ample off street parking, access to garage, gate to rear garden, outside lights and CCTV cameras.

### **Rear Garden**

Block paved patio seating area, access into garage, large lawned garden, trees creating boarder, outside lights, CCTV cameras and timber fence surround.



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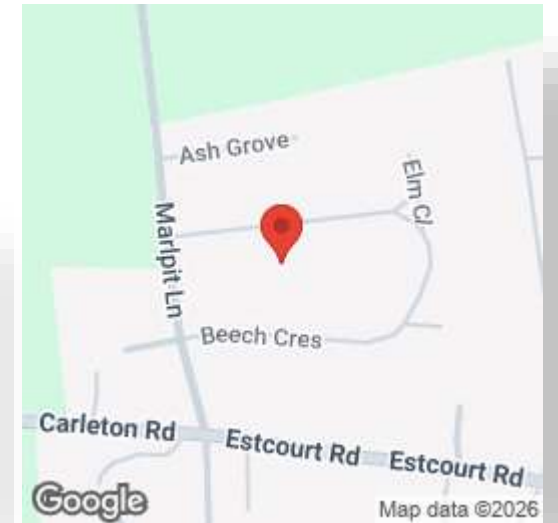
### Beech Crescent, Darrington Pontefract

- Five-bed extended detached home on Beech Crescent
- Outstanding open-plan kitchen and living space
- Bifold doors opening onto a large rear garden
- Modern family bathroom
- Luxury master bedroom with high-quality ensuite and dressing room

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119403 - 0006

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