

5 Bed  
House - Detached  
located in



11 Snydale Avenue  
Normanton  
WF6 1SS



Asking price £563,500

\*\*\* INCREDIBLE SPACE THROUGHOUT WITH LARGE PRIVATE GARDEN AND DOUBLE GARAGE \*\*\* Nestled in the desirable Snydale Avenue, Normanton, this impressive detached house offers a perfect blend of space, comfort, and modern living. Spanning an expansive 2,400 square feet, this property is ideal for families seeking a generous home with ample room for both relaxation and entertainment.

The residence boasts five well-proportioned reception rooms, providing versatile spaces that can be tailored to your lifestyle, whether for formal gatherings or casual family time. With five spacious bedrooms, there is plenty of room for everyone, ensuring privacy and comfort. The two bathrooms are thoughtfully designed, catering to the needs of a busy household.

This superb home has been extended to enhance its living space, making it a perfect choice for those who appreciate both character and modern convenience. The property is set on a good-sized private garden, offering a tranquil outdoor retreat for gardening enthusiasts or a safe play area for children.

For those with multiple vehicles, the property features parking for numerous vehicles, along with a double garage, providing ample storage and convenience. Additionally, the house is equipped with owned solar panels, promoting energy efficiency and sustainability.

This delightful home in Normanton is not just a property; it is a

Entrance Hall

A spacious entrance hall welcomes you with wooden flooring and a staircase featuring wooden banisters. The area is well-lit and has doors leading to various ground floor rooms, creating a warm and inviting first impression.

Cloaks / WC

Housing a low level WC and wash hand basin along with part tiled walls, tiled flooring, heated towel rail and window light.

Living Room

20'10" x 20'2" plus bay  
The living room is a large and airy space with wood laminate flooring and a central fireplace creating a cosy focal point. Multiple windows and French doors allow plenty of natural light to flood in, enhancing the room’s welcoming feel. The space easily accommodates multiple seating areas, perfect for relaxing or entertaining.

Family Room

16'3" x 10'8" plus bay  
This family room benefits from a comfortable layout with carpeted flooring and large windows that allow natural light to fill the space. It offers a relaxed setting suitable for everyday living or informal gatherings.

Office

13'0" x 10'8"  
The office is a practical and well-lit room featuring wooden parquet flooring and a generous window overlooking the exterior. It provides a quiet work environment separated from the main living areas.

Kitchen and Dining Room

25'2" x 9'10" max  
The kitchen is thoughtfully designed with wood-effect cabinetry and dark countertops, complemented by tiled splashbacks in soft pastel tones. Practical touches include integrated appliances, a wine rack, and windows that bring in plenty of daylight, along with a door leading to the outside. The adjoining dining room, with tiled effect flooring and a charming bay window, offers a cosy space for meals, creating a seamless flow for dining and food preparation.

Sitting / Dining Room

13'2" x 9'10" plus bay  
A more formal sitting / dining room features laminate flooring and large leaded bay window, offering a quiet and comfortable retreat. The room is bright and airy with enough space for seating and furniture, perfect for reading or relaxing.

Landing

The first-floor landing is carpeted and benefits from natural light through a window. It provides access to the bedrooms and bathrooms, with a pleasant and spacious feel ensuring easy movement between rooms.

Bedroom Suite

20'2" x 17'11" L-shaped  
The master bedroom suite is an exceptionally spacious L-shaped room with fitted wardrobes along one wall, providing ample storage. The space is bright and spacious with a large window overlooking the back garden, and it connects to a private ensuite bathroom with modern fixtures and fittings.

Ensuite Bathroom

The spacious bathroom is well-appointed with a separate bath and shower enclosure, complemented by neutral tiled walls and flooring. Wash hand basin set to a vanity unit, low level WC and a bidet. A window lets in natural light, enhancing the fresh and clean feel of the space.



### Bedroom 2

10'4" x 9'9"

Bedroom two is a comfortable double room with built-in storage and a large window that fills the space with light. The neutral decor and carpeted floor make this a cosy space for rest and relaxation.

### Bedroom 3

11'1" x 9'6"

Bedroom three is a bright room featuring fitted wardrobes with sliding doors and a large window. It offers a calm and restful atmosphere.

### Bedroom 4

11'1" x 7'3"

Bedroom four is a slightly smaller room with a large window and carpeted floor, suitable for use as a single bedroom or guest room.

### Bedroom 5

15'6" x 9'9"

Bedroom five is a spacious double with a large window and carpeted floor, offering a bright and airy space with room for additional furniture or a desk.







### Shower Room

The family shower room is fitted with a recessed shower cubicle with chrome fittings and rainwater shower head. Wash hand basin set to a vanity unit, matching cabinets, low level WC, Tiling and spotlights.

### Rear Garden

The well-maintained rear garden blends a large, paved patio area with a raised lawn bordered by mature plants and shrubs. Steps lead down from the patio to additional lawn space, creating a peaceful and private outdoor retreat. A detached double garage and ample driveway parking complement the garden.

### Detached Garage

19'9" x 18'8"

Large brick built garage with power, lighting, side personal door and electric garage door.



### MISC

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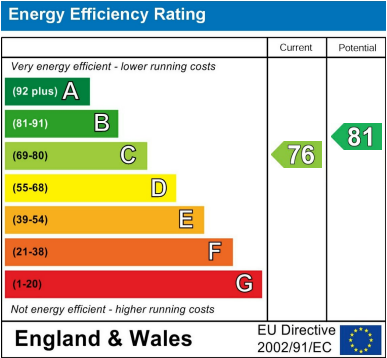






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