



3 Bed
House - Semi-Detached
located in

Wynn & Co
Sales and Lettings

9 Fairway Close

Normanton

WF6 1SW



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Asking price £285,000

Nestled in the charming cul-de-sac of Fairway Close, Normanton, this delightful semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,204 square feet, the property boasts a well-thought-out layout that is ideal for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The natural light that floods these areas creates a warm and welcoming atmosphere. The home features three generously sized bedrooms, ensuring that everyone has their own private retreat. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

Originally built in 1974, this residence has been thoughtfully enhanced with a wraparound extension, adding both character and functionality. The extension allows for a seamless flow between the indoor and outdoor spaces, making it perfect for gatherings or simply enjoying a quiet evening at home.

The private garden is a true highlight of this property, offering a tranquil escape from the hustle and bustle of daily life. It is an ideal space for children to play, for gardening enthusiasts to cultivate their plants, or for hosting summer barbecues. Additionally, the presence of a summerhouse provides an excellent opportunity for a home office, a creative studio, or a peaceful retreat to unwind.

Entrance Hall

The entrance hall welcomes you into the home with a warm, inviting atmosphere. Light wood effect flooring extends throughout, complemented by neutral wallpaper and decorative wall accents. Stairs lead to the first floor, and a window allows natural light to brighten the space.

Living Room

15'11" x 11'6"

A cosy living room featuring wooden effect floors, a bow window flooding the room with daylight, and a charming feature fireplace with a log burner set beneath a rustic wooden beam. The walls have a floral wallpaper halfway up, and the space is well-suited for comfortable seating and relaxing.

Kitchen/Diner/Family Room

17'9" x 17'9" max

This large open-plan kitchen, dining area and family area is bright and spacious, with soft pastel green walls enhancing the light wood effect flooring. The kitchen is fitted with cream cabinetry, complemented by wooden effect countertops. Seating is provided at a breakfast bar, while the dining area comfortably fits a table and chairs. There is ample space for a further seating to use as a family / living area. Double doors open to the garden allowing a seamless flow between inside and out.

Inner Hall

Long hallway with rear external door, spacious storage cupboard housing boiler and doors to the shower room and ground floor bedroom.

Bedroom Three

15'4" x 7'10"

The ground floor bedroom has a window overlooking the front, providing ample natural light. Its layout is suitable for a single or small double bed and additional furniture, making it a versatile room for guests, a home office or further living space.

Shower Room

9'8" x 4'4"

The shower room on the ground floor is a practical and bright space with a modern corner shower enclosure, a sink vanity unit and a WC. It serves the downstairs bedroom and family areas conveniently.

Landing

The landing on the first floor is bright and decorated with patterned wallpaper. It provides access to the two upstairs bedrooms and bathroom, with a window adding natural light. There is space for seating or small furniture, adding a comfortable transition between rooms.

Bedroom One

17'8" x 10'10"

This generous main bedroom benefits from two front-facing windows that flood the room with daylight. Soft cream accent walls pair beautifully with light wood furniture and neutral flooring, creating a peaceful and spacious retreat. This bedroom was originally a double and a single which has been knocked through to create one large bedroom.



Bedroom Two

12'0" x 9'1"

The second bedroom is a comfortable size with one window overlooking the rear, offering plenty of daylight. The walls are painted in white, providing a cosy and inviting space.

Bathroom

8'4" x 5'7"

The first floor bathroom is a bright and fresh space with a classic white suite including a traditional freestanding style bath, pedestal sink, and WC. A window allows natural light to filter through, and the room features subtle soft pink accents for a gentle, calming atmosphere.



Rear Garden

The rear garden is a delightful outdoor space with a lawn bordered by flower beds and a paved patio area ideal for seating and dining. A wooden summerhouse with double doors and windows provides a versatile retreat, and the garden is enclosed by wooden fencing for privacy, featuring mature shrubs and plants along the borders.



Front Exterior

The front exterior showcases a charming semi-detached home with a well-maintained garden edged by a low brick wall and a large driveway offering ample off-street parking. The frontage features bay windows and a distinctive green front door, adding to the welcoming character of the property.

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.
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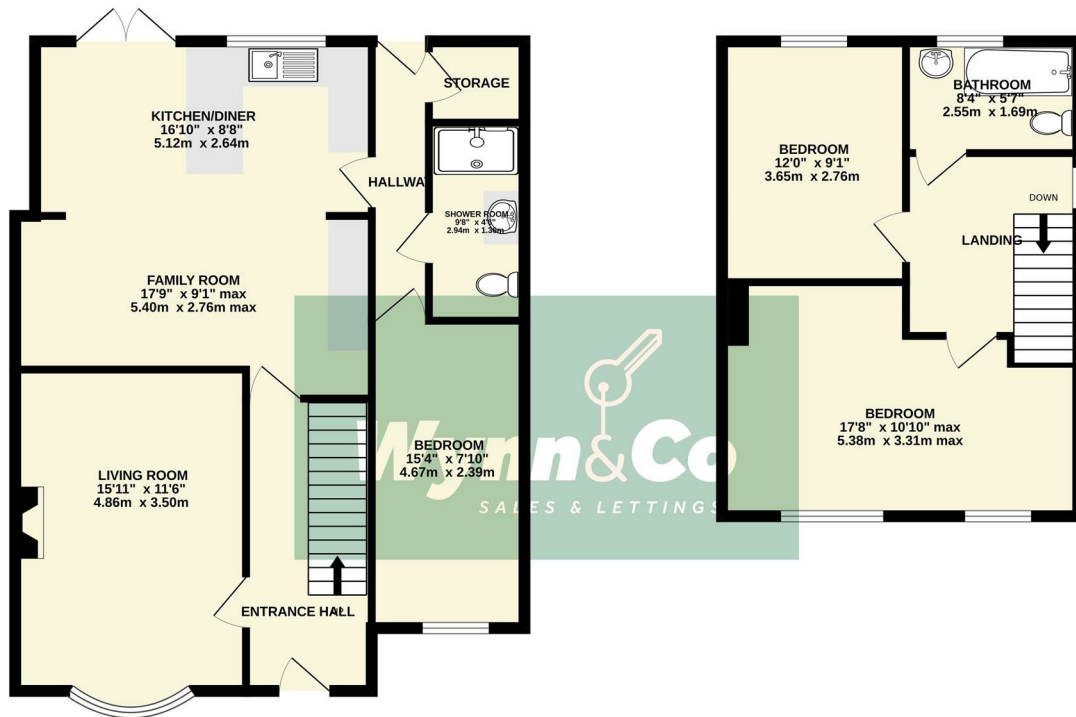


9 Fairway Close, Normanton, WF6 1SW



GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.

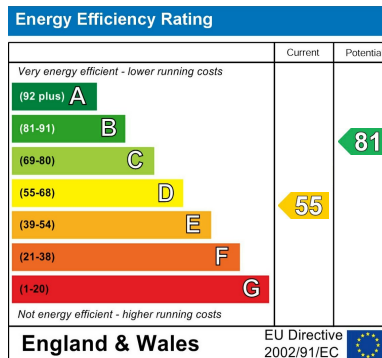
1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME

TOTAL FLOOR AREA : 1204 sq.ft. (111.8 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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DIRECTIONS

CONTACT

86 Millgate
Ackworth
WF7 7QD

E: sales@wynnandco.co.uk

T: 07901005018

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