



4 Bed
House - Detached
located in
Normanton

Asking Price £375,000



enfields

Royal Birkdale Way
Normanton
WF6 1WH



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Lead In
Situating within a desirable cul-de-sac position, this beautifully presented, double-fronted, four-bedroom detached family home offers spacious and versatile accommodation, ample off-road parking, and a superb layout perfectly suited to modern family living.

The property benefits from a generous frontage, featuring a double driveway to the side alongside an additional gravelled parking area, providing ample space for multiple vehicles. A particular standout feature is the double tandem garage, which has been partially converted to create a perfect home office and beauty salon, making it an ideal setup for those working from home, running a business or even as additional living space.

Internally, the property is presented to a high standard with recent redecoration and full re-carpeting. In addition, all windows and doors were replaced in 2022, enhancing both the property's appearance and energy efficiency. The home is ready for immediate occupation.

Outside, the private landscaped rear garden provides an excellent outdoor space for families and entertaining, enjoying a great degree of privacy and a well-maintained setting.

Properties within this highly sought-after area remain extremely popular due to their convenient location, close proximity to well-regarded schools, the town centre, and excellent motorway connections, making this an ideal home for commuters and growing families alike.

Entrance Hall
6'3" x 15'3"
Access to the kitchen WC, living room and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Living Room
11'6" x 18'6"
Feature fire with hearth and surround. UPVC double glazed French doors leading to the rear garden. Carpeted throughout. UPVC double glazed window to the front elevation.

WC
3'2" x 6'6"
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

Kitchen/Diner
12'9" x 13'5"
A high-specification kitchen comprising of a modern range of high and low level gloss kitchen base units with large kitchen island for socialising and quartz worktops throughout. Integrated appliances including wine fridge, full range cooker installed in 2026, extractor hood and built-in microwave replaced in 2025. One and half bowl sink with drainer and chrome tap. Porcelain tiled flooring with underfloor heating. UPVC access door leading to the rear garden. UPVC double glazed window to the rear elevation.

Dining Area
9'6" x 11'11"
Open plan to the kitchen. Porcelain tiled flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Landing
10'5" x 2'9"
Access to all four bedrooms and the house bathroom. Carpeted throughout.

Bedroom One
10'4" x 11'8"
Access to en suite. Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

En Suite
5'3" x 6'9"
White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.



Bedroom Two

11'8" x 8'6"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Three

8'4" x 9'10"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Four

7'2" x 6'9"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bathroom

6'6" x 6'9"

White suite comprising of panel bath with chrome taps, shower screen and mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

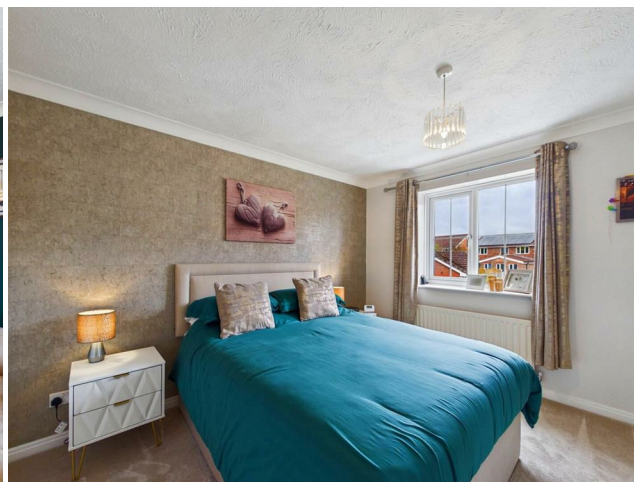
Home Office

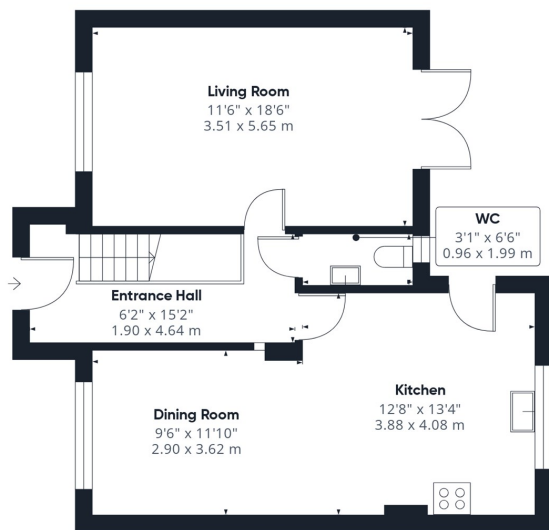
7'7" x 21'2"

Fully converted external home office. Part of the double tandem garage, an ideal location for home working or additional living space. Full wired internet connectivity and electricity. Wood effect flooring. Electric wall mounted radiator. UPVC double glazed window to the side elevation. Separated front of garage currently a mix of gym and storage facility.

External

Occupying a pleasant position within a quiet residential cul-de-sac, this attractive detached family home enjoys excellent kerb appeal with a spacious frontage and ample off-road parking. A generous driveway provides parking and leads to a substantial double tandem garage, offering excellent storage and parking options. The property benefits from a beautifully maintained and private rear garden featuring a cherry blossom tree, ideal for families and outdoor entertaining. Predominantly laid to lawn, the garden provides a generous space for children to play and is bordered by mature shrubs, planting and fencing with additional shed. A paved patio area offers the perfect setting for dining and relaxation, while the detached double tandem garage has been partially converted to include a home office to the rear, creating an ideal place for remote working, hobbies, additional living space or a studio. The garden enjoys a significant degree of privacy and is well suited to modern family living.

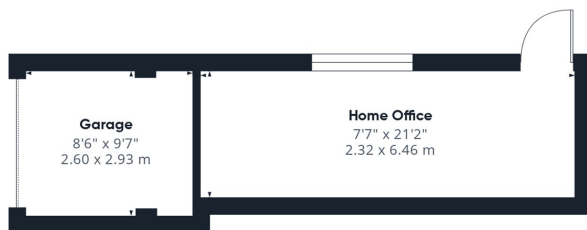




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1361 ft²
126.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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