



4 Bed  
House - Detached  
located in  
Pontefract

Offers In Excess Of  
£330,000



**enfields**

Cardwell Road  
Pontefract  
WF8 2GQ



**\*\*MODERNISED NEW BUILD PROPERTY\*\*BEAUTIFULLY PRESENTED THROUGHOUT\*\***

Welcome to this stunning new build detached house, constructed in 2021 located on Cardwell Road in the charming town of Pontefract. This modern property, offers a generous living space, making it an ideal family home. The house boasts four well-proportioned bedrooms, ensuring ample space for family members or guests. The property is situated in a desirable area, offering a blend of tranquillity and convenience. With its modern design and thoughtful layout, this home is perfect for those seeking a comfortable and stylish living environment.

To the ground floor there is the living room, kitchen diner, utility room and the downstairs WC. To the first floor there are all four bedrooms, en suite and the family bathroom.

The frontage is smartly presented with neat lawned areas and a paved pathway leading to the main entrance, which is enhanced by a contemporary canopy and exterior lighting. To the side of the property is a private driveway providing off-street parking, leading to a single detached garage. To the rear, the property enjoys a fully enclosed and low-maintenance garden, offering a good degree of privacy. The garden is mainly laid to lawn and bordered by stone walling and timber fencing, creating a secure and family-friendly outdoor space. A paved patio area provides an ideal spot for outdoor seating and entertaining, while gated side access leads conveniently to the driveway and garage.

Whether you are a growing family or simply looking for a spacious home, this detached house on Cardwell Road is sure to impress. Don't miss the opportunity to make this beautiful property your own.

Hallway  
6'5" x 9'9"

Tiled flooring. Central heated radiator. Access to living room, kitchen diner and storage cupboard.

Living Room  
10'4" x 20'1"

Carpeted throughout. UPVC double glazed window to the front of the property. Central heated radiator. Double french door access into the rear garden.

Kitchen Diner  
11'7" x 20'2"

Modern range of high and low level kitchen units with marble effect worktops and upstand. Integrated appliances including fridge/freezer, dishwasher and oven, electric hob with extractor hood over and stainless steel splashback. One and half bowl stainless steel sink with drainer and chrome mixer tap. Tiled flooring. UPVC double glazed window to the side and front elevation. Central heated radiator. Access to the utility room.

Utility Room  
3'1" x 6'1"

Kitchen worktop with washing machine and wall units above. Part glazed door leading to the rear of the property. Access to the WC. Tiled Flooring.

WC  
3'1" x 6'1"

WC with low level flush. Wash hand basin with chrome mixer tap over. Extractor fan. Tiled flooring. Central heated radiator.

Landing  
13'4" x 2'11"

Access to all four bedrooms and the main bathroom. Carpeted throughout. Central heated radiator.

Main Bedroom  
11'10" x 11'1"

Fitted wardrobes with part mirrored sliding doors. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation. Access to en suite

En Suite  
6'4" x 6'1"

White suite comprising of mains feed shower. WC with low level flush and wash hand basin with chrome mixer tap over. Extractor fan. Full height wall and floor tiles. UPVC frosted double glazed window to the rear elevation. Chrome central heated towel rail.

Bedroom Two  
10'7" x 11'

Fitted wardrobes with sliding doors. Carpeted throughout. UPVC double glazed window to the rear elevation. Central heated radiator.

Bedroom Three  
7'1" x 8'9"

Fitted wardrobes with sliding doors. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Bedroom Four  
9'2" x 8'9"

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

Bathroom  
7'4" x 5'7"

White suite comprising of panel bath with chrome mixer taps. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Full height wall tiling and floor tiling. Chrome central heated towel rail. UPVC frosted double glazed window to the front exterior.



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Utility Room  
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WC  
3'1" x 6'1"  
WC with low level flush. Wash hand basin with chrome mixer tap over. Extractor fan. Tiled flooring. Central heated radiator.

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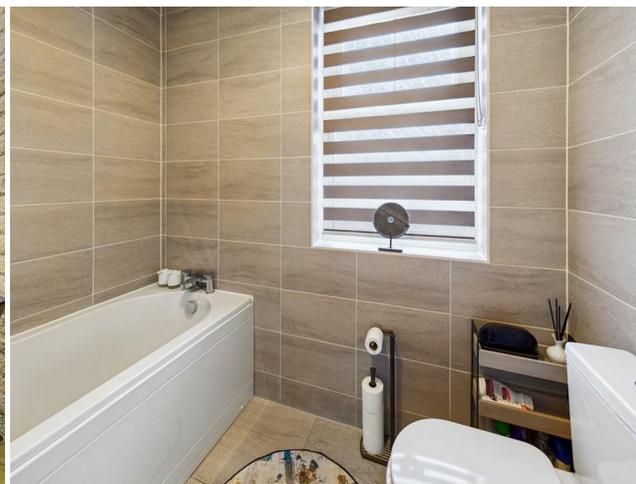
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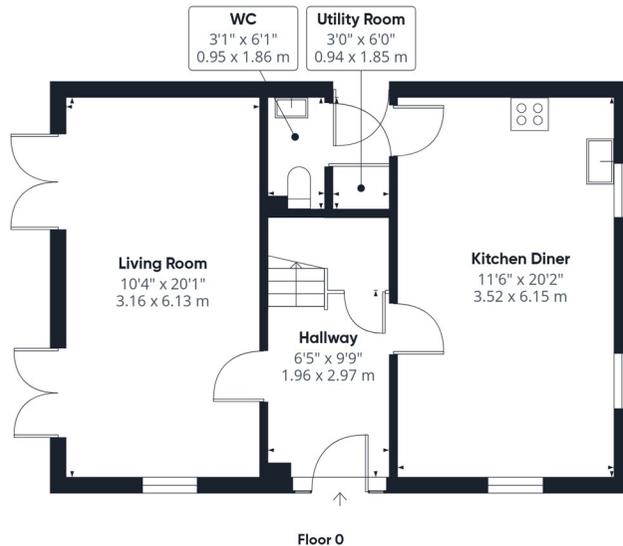
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**Approximate total area<sup>(1)</sup>**  
1115 ft<sup>2</sup>  
103.7 m<sup>2</sup>



(1) Excluding balconies and terraces

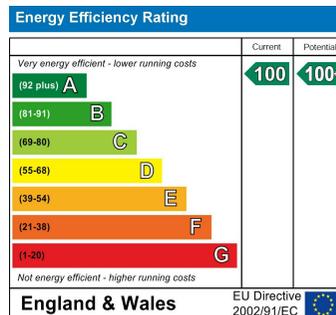
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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