



## 29 Northfield Grange, South Kirkby, WF9 3TB

Beautifully Extended 4 Bedroom Detached Home – Popular Cul-de-Sac Location, South Kirkby

This stunning and substantially extended 4-bedroom detached home is perfectly positioned in a quiet and popular cul-de-sac in South Kirkby, close to excellent schools and local amenities. Thoughtfully redesigned and beautifully finished throughout, this property offers spacious, modern family living at its finest.

To the front of the property is a bright and spacious lounge, ideal for relaxing and entertaining. To the rear, the impressive open-plan kitchen, dining and living area forms the true heart of the home — featuring a stylish fitted kitchen with island, integrated appliances, and bi-fold doors opening directly onto the garden, flooding the space with natural light. There is also a useful utility area and garage storage accessed from the kitchen for added convenience.

Upstairs, there are four excellent-sized bedrooms, all tastefully presented, along with a modern family bathroom fitted with a bath, separate shower cubicle, basin, and WC.

Outside, the property enjoys an enclosed rear garden perfect for outdoor entertaining or family time, and off-road

- Gorgeous 4 Double Bed Detached Home
- Substantially Extended
- Amazing Kitchen/Diner with Integrated Appliances
- Utility Area and Garage Storage
- Spacious Lounge
- 4 Excellent Sized Bedrooms
- Beautiful House Bathroom
- Cul de sac Location
- Off Road Parking
- Great Location Close to Schools & Amenities

**£260,000**



Approximate total area<sup>(1)</sup>  
67 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Current: 77, Potential: 87