



4 Bed  
House - Detached  
located in  
Normanton

Guide Price £475,000



Ashgap Lane  
Normanton  
WF6 2DT

#### Lead In

Situated within a sought-after area of Normanton, this substantial four bedroom extended family home offers an impressive amount of living space and has been thoughtfully transformed by the current owners to create a truly outstanding modern property.

The home benefits from a substantial two-storey rear extension alongside an additional side extension, dramatically increasing the overall footprint and creating a spectacular open-plan kitchen, living, family and entertaining space across the rear of the ground floor. Overlooking the garden through stunning bi-folding doors, this area is undoubtedly the standout feature of the home and perfectly designed for modern family living and entertaining.

The property must be viewed internally to fully appreciate the size, design and versatile layout on offer. Finished with striking modern décor and high-quality fixtures and fittings throughout, the home provides everything a growing family could require.

Accommodation briefly comprises four well-proportioned bedrooms, with the master bedroom benefitting from an ensuite, alongside a useful ground floor WC and integral garage. The bedrooms offer excellent proportions, whilst the overall layout flows effortlessly throughout.

Externally, the property enjoys a generous frontage with drive-in and drive-out access through double iron gates, providing ample off-street parking. To the front, the home overlooks Normanton Park, giving an attractive and open outlook.

Ideally positioned close to local schools, shops and excellent motorway networks, this superb family home combines convenience with substantial living accommodation. Homes of this size, specification and value rarely remain available for long within this highly desirable location.

Contact Logic Real Estate today to arrange your early viewing or register your details to watch our property video.

#### Entrance Hall

5'11" x 14'2"

Access to WC, utility room, living room and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

#### WC

2'6" x 3'10"

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. UPVC double glazed frosted window to the side aspect.

#### Living Room

13'1" x 15'1"

Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

#### Utility Room

12'8" x 9'9"

open to the kitchen. Modern range of high and low level kitchen units in shaker style. Option to reconnect plumbing for washing machine. Access to the entrance hall. Wood effect flooring. UPVC double glazed window to the front elevation.

#### Open Plan Kitchen

23'12" x 8'11"

Modern range of high and low level kitchen units in shaker style with breakfast bar. Integrated extractor hood. Sink with chrome tap. wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

#### Open Plan Dining Room

11'1" x 11'12"

Access to the entrance hall. Wood effect flooring. Central heated radiator.

#### Open Plan Office / Sun Room

11'5" x 6'10"

UPVC double glazed French door leading to the rear garden. Wood effect flooring.

#### Dining Room / Living Area

12' x 22'3"

Wood effect flooring. Central heated radiator. UPVC double glazed bi folding doors leading to the rear garden. Velux windows.

#### Landing

4'8" x 16'10"

Access to all four bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.





**Bedroom One**

19'8" x 9'1"

Access to the en suite. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the rear elevation.

**En Suite**

4' x 8'11"

White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome waterfall tap. WC with low level flush. Extractor fan. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

**Bedroom Two**

12' x 15'5"

Fitted wardrobes. Carpeted throughout. UPVC double glazed bay window with built in shelving to the front elevation.

**Bedroom Three**

10'9" x 11'12"

Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the side elevation.

**Bedroom Four**

6'8" x 6'5"

Carpeted throughout. UPVC double glazed window to the front elevation.

**Bathroom**

9'11" x 8'9"

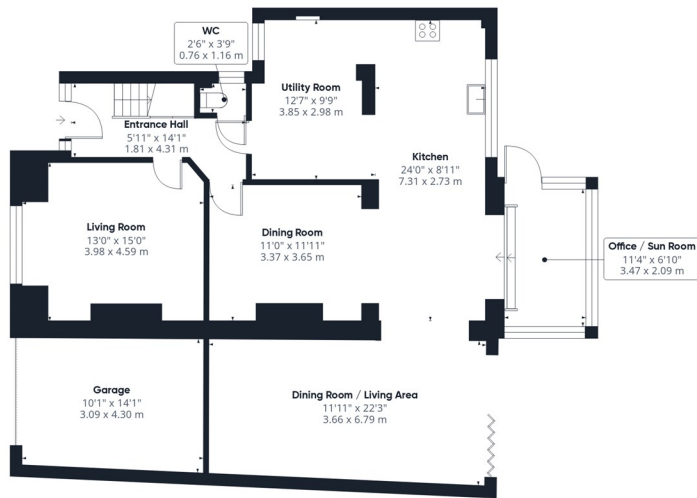
White suite comprising of panel bath with chrome tap and shower attachment. Walk in shower with waterfall shower and mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the side aspect.

**External**

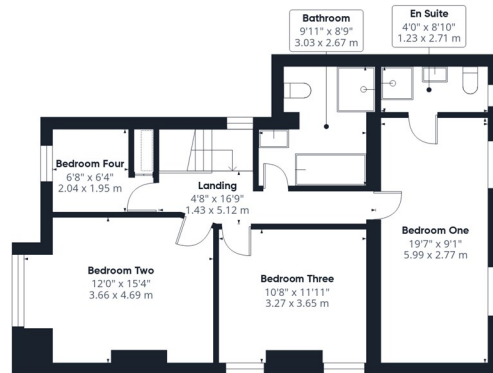
The property is approached via gates opening onto a substantial driveway, providing extensive off-road parking for multiple vehicles. Occupying a generous plot, this attractive detached family home enjoys a commanding frontage with a stylish exterior complemented by a garage with up-and-over door. The expansive driveway offers excellent practicality for family living, visiting guests or caravan/motorhome storage, while mature boundaries provide a degree of privacy and kerb appeal.

To the rear, the property benefits from a beautifully landscaped and well-maintained garden designed for both relaxation and entertaining. A large paved terrace extends across the rear of the house, creating the perfect space for outdoor dining and social gatherings. Steps lead to a lawned garden bordered by raised planted beds stocked with a variety of mature shrubs and ornamental planting. A sheltered seating and dining area, with a ceiling heater and dimmable lights and ideal for year-round enjoyment, while additional patio areas offer further space to unwind. The garden is enclosed by contemporary timber fencing, providing privacy and a secure environment for children and pets. Bi-fold doors from the rear of the property create a seamless connection between the indoor and outdoor living spaces, making this an exceptional family entertaining garden.





Floor 0



Floor 1



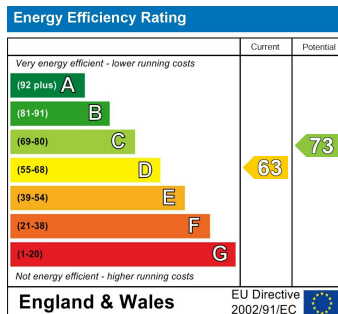
Approximate total area<sup>(1)</sup>

1907 ft<sup>2</sup>  
177 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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