

3 Bed

House - Semi-Detached

located in

Normanton

Offers In The Region Of £230,000







enfields

Meadow Brook Chase

Normanton

WF6 1TJ

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Lead In
Situated within a quiet cul-de-sac in Normanton, this attractive three-bedroom semi-detached home offers spacious and versatile accommodation, making it an excellent choice for a wide range of buyers.

The property has been thoughtfully extended to the rear, creating a generous amount of living and family space while retaining a practical layout for modern-day living. Internally, the home benefits from a modern presentation throughout, offering buyers a property that is ready to move straight into.

The accommodation provides well-proportioned living areas together with three bedrooms, making this an ideal home for growing families, first-time buyers or those simply looking for additional space.

One of the property's standout features is the large rear garden, providing an excellent outdoor space for children, entertaining, relaxing or creating a garden that can be enjoyed throughout the year.

The location is another key attraction, being ideally positioned for access to Wakefield, Pontefract and Castleford, with a range of schools, local amenities and everyday facilities nearby. Normanton also offers excellent transport connections, including convenient access to the motorway network, making the property particularly appealing to commuters.

Entrance Hall
3'11" x 4'2"
Access to the living room. Wood effect flooring.

Living Room
10'4" x 15'7"
Access to kitchen diner and the stairs leading to the first floor. Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen Diner
14'6" x 17'9"
Modern range of high and low level kitchen units with kitchen island and integrated appliances including fridge/freezer, oven, hob and extractor hood. One and half bowl sink with drainer and chrome mixer tap. Access to WC. UPVC double glazed French doors leading to the rear garden. Tiled flooring. Central heated radiator. UPVC double glazed window to the rear elevation. Skylight windows to the ceiling.

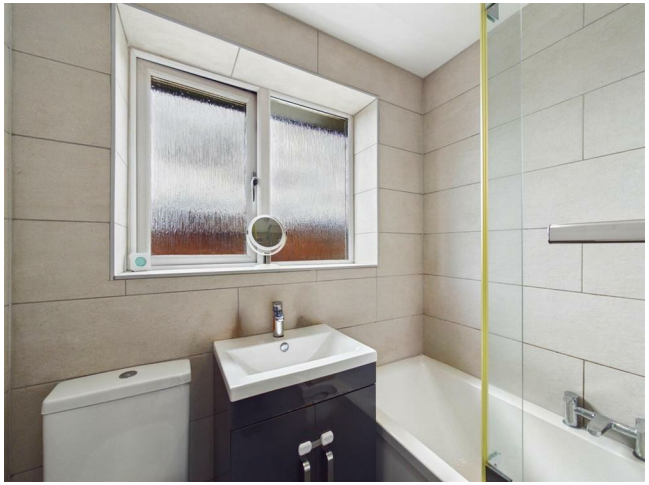
WC
2'12" x 7'5"
Option to reconnect plumbing for washing machine. WC with low level flush. Wash hand basin with chrome mixer tap. Tiled effect flooring.

Landing
5'11" x 11'10"
Access to all three bedrooms, house bathroom and the fully boarded loft. Carpeted throughout. UPVC double glazed window to the side elevation.

Bedroom One
8'6" x 11'8"
Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.







Bedroom Two
8'6" x 11'4"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

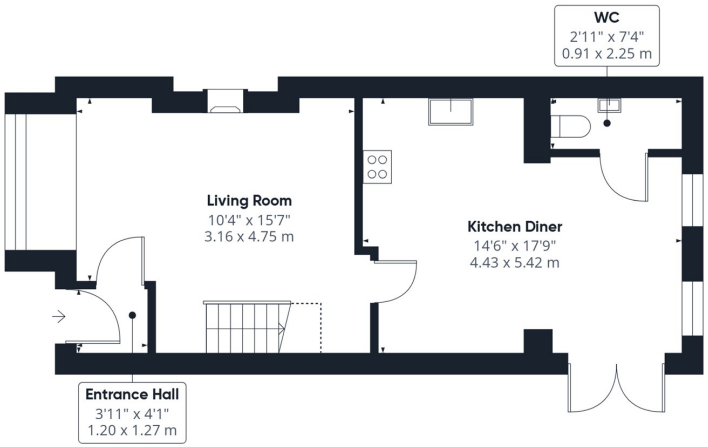
Bedroom Three
6' x 7'3"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom
5'11" x 5'5"
White suite comprising of panel bath with shower screen, chrome mixer tap and mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Full height wall tiling. Tiled flooring. Central heated towel rial. UPVC double glazed frosted window to the rear aspect.

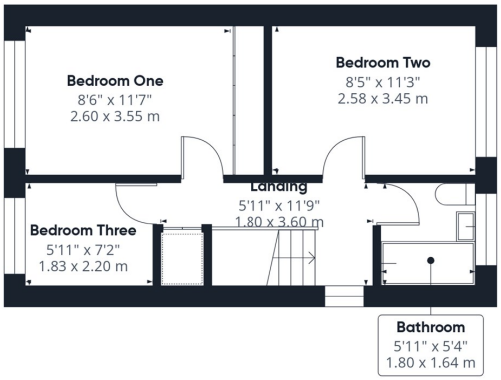
External
To the front of the property, there is a neatly maintained lawned garden, paved pathway to the entrance and a driveway providing off-street parking leading to a detached single garage. Gated side access offers secure entry to the rear garden.

The generous rear garden is a particular feature of the home, offering an excellent outdoor space ideal for families and entertaining. Predominantly laid to lawn, the garden is fully enclosed by timber fencing, providing a good degree of privacy and security. A spacious paved patio immediately to the rear of the property offers the perfect setting for outdoor dining and seating, complemented by well-stocked flower borders and ample space for children's play equipment. The detached garage is also accessible from the rear via a side pathway, completing this well-maintained and versatile external space.

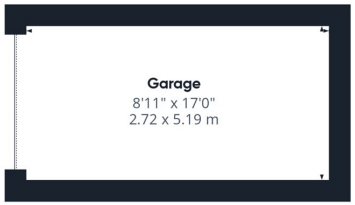
Vendor Notes
The property benefits from a desirable south-facing garden, enjoying excellent levels of natural sunlight throughout much of the day.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

982 ft²

91.3 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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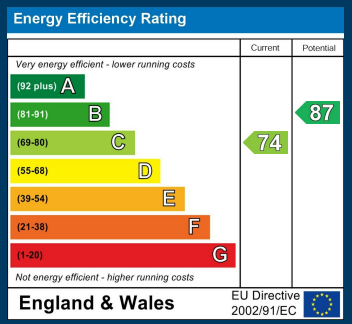

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