

# MoveNow Properties



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**FOR SALE**

**Rose Farm Approach, Normanton,**

**WF6 2RZ**

**4 Bedroom, Detached**

**£398,000**



Movenowproperties are delighted to offer charming 4 bedroom detached home for sale. Nestled in a sought-after location, boasting a single-story extension that includes a office and sunroom with bifold doors opening to rear. This property offers stunning views that truly must be seen to be appreciated.

- **Four Bedroom Detached Home:** Offers ample space and privacy for a family or individuals seeking extra room.
- **Desirable Location:** Situated in a sought-after area known for its convenience and community atmosphere.
- **Single-Story Rear Extension:** Includes a sunroom and office space, adding functionality and charm to the property.
- **Off-Road Parking:** Features a drive for convenient off-road parking, ensuring ease of access for residents and guests.
- **Integral Garage:** Provides additional storage space or parking options, enhancing practicality and convenience.
- **Spacious Rear Garden:** Boasts breath taking views and ample space for outdoor activities, relaxation, and entertaining.

Accommodation Briefly comprises:

**Entrance Hall:**

Step into the wood effect laminate flooring entrance hall, offering access to the integral garage, downstairs WC, living room, and kitchen.

**Kitchen:**

**Measurements 10' 0" x 8' 5" (3.06m x 2.57m)**

The kitchen features modern wall and base units with complementary work surfaces, an integrated oven and integrated microwave, four-ring electric hob, and a 1.5 sink with drainer grooves. Enjoy the view from the double glazed window overlooking the front while you prepare meals. Recessed spotlights and wood-effect laminate flooring add a touch of sophistication.



**Downstairs WC:**

**Measurements 6' 6" x 2' 6" (1.97m x 0.75m)**

Conveniently located, the WC boasts tile flooring, a low-level WC, and a pedestal washbasin.

**Living Room / Dining Room:**

**Measurements 23' 3" x 12' 8" (7.09m x 3.87m)**

The spacious living area is adorned with carpet flooring and an electric fire, creating a cosy ambiance. Patio doors open to a sunroom and an office, while stairs lead to the first floor.



**Sunroom:**

**Measurements 12' 0" x 11' 3" (3.65m x 3.42m)**

The sunroom features wood-effect laminate flooring with underfloor heating, bifold doors opening to the rear, two Velux windows, and a radiator. Also benefitting from wet system underfloor heating run direct from the central heating system.

**Office:**

**Measurements 12' 0" x 10' 8" (3.65m x 3.26m)**

Complete with carpet flooring, an air-conditioning unit, and a double-glazed window overlooking the rear, the office provides a serene space for work or study. Also benefitting from wet system underfloor heating run direct from the central heating system.



### **Stairs and Landing:**

Ascend the carpeted stairs to the landing, which features a handrail, a double-glazed window overlooking the side, and a useful storage cupboard. Doors lead to the bedrooms and bathroom.

### **Bedrooms 1:**

**Measurements 13' 7" x 11' 10" (4.13m x 3.61m)**

Enjoy comfort with carpet flooring, fitted wardrobes, a radiator, and two double-glazed windows overlooking the front.



### **Bedroom 2:**

**Measurements 9' 5" x 7' 10" (2.87m x 2.38m)**

Features carpet flooring, a radiator, and a double-glazed window to the front.



### **Bedroom 3:**

**Measurements 11' 3" x 10' 3" (3.43m x 3.13m)**

Offers carpet flooring, a radiator, and a double-glazed window overlooking the rear.



**Bedroom 4:**

**Measurements 8' 10" x 6' 4" (2.70m x 1.94m)**

Includes carpet flooring, a radiator, and a double-glazed window overlooking the rear.



**Bathroom:**

**Measurements 6' 4" x 6' 0" (1.92m x 1.83m)**

The modern bathroom suite boasts a shower unit, washbasin set in a modern vanity, low-flush WC, tiling to walls and floors, and a double-glazed window overlooking the rear. A chrome towel heater adds a touch of luxury.



**Outside:**

To the front, a drive provides parking for two vehicles, while the rear boasts a spacious garden with patio, lawn, and fence boundaries, offering stunning scenic views. The garage features an electric up-over door, power, lighting, and an intake daughter hall.



Property Construction:

- Source/s of heating Gas Central Heating
- Primary source of electricity supply – Mains Electricity
- Primary source of water supply – Mains Water Supply
- Primary arrangement for sewerage – Mains Drains & Sewerage

Broadband connection

Fibreoptic is locally available

Mobile Coverage

Three

Vodafone

EE

Satellite / Fibre TV Availability

BT

Sky

Virgin

**Council Tax**

Band D

**Tenure**

Freehold

**EPC**

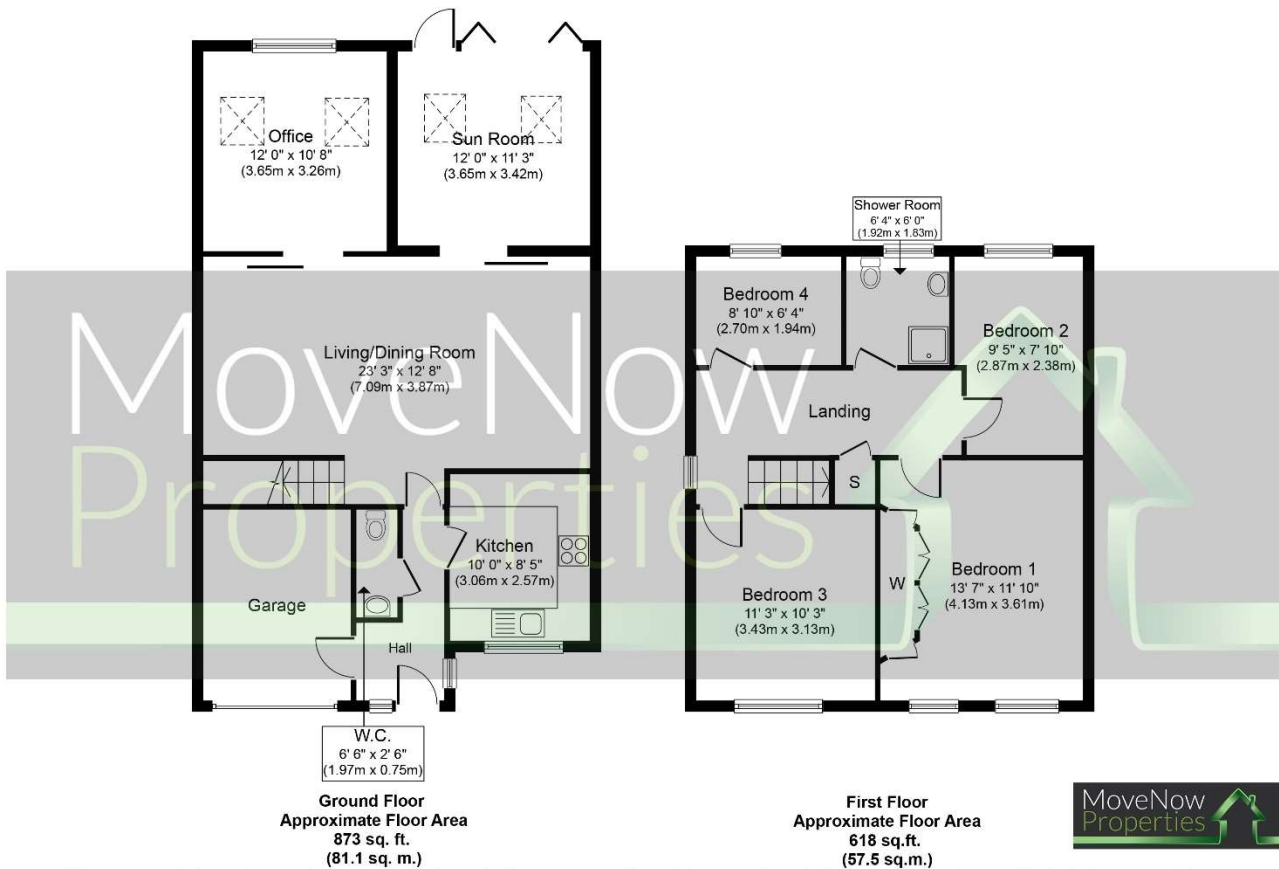
Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

## Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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