



4 Bed  
House - Detached  
located in  
Castleford

£475,000



Beech Gardens  
Castleford  
WF10 3RL

**\*\*EXTENDED AND FULLY MODERNISED THROUGHOUT\*\*** DETACHED GARAGE AND DOUBLE DRIVEWAY **\*\*LANDSCAPED GARDENS\*\***

Situated in a sought-after and quiet cul-de-sac location, this impressive four bedroom detached family home occupies a desirable corner plot and is presented to an exceptionally high standard throughout.

The current owners have thoughtfully extended the property, creating a stunning open-plan kitchen, living and family area that forms the heart of the home. This beautifully designed space is flooded with natural light and enjoys pleasant views over the rear garden, making it ideal for modern family living and entertaining.

The accommodation briefly comprises four generous double bedrooms, with the principal bedroom benefiting from a stylish en-suite. Every room is immaculately presented, reflecting the owners' excellent taste and attention to detail.

Externally, the property continues to impress with gardens, a garage, and ample off-street parking via a driveway, offering practicality alongside kerb appeal.

Located close to well-regarded local schools, shops, motorway networks and amenities, this home is perfectly positioned for families and commuters alike. Properties of this calibre and location rarely come to market, and an early viewing is highly recommended to fully appreciate what is on offer.

Hallway  
13'10" x 3'3"

Access to lounge, kitchen and downstairs WC. Wood effect flooring. Central heated horizontal column radiator.

WC  
4'2" x 2'6"

WC with low level flush. Wash hand basin with chrome mixer taps set in vanity unit. Central heated chrome towel rail. Tiled flooring.

Kitchen  
22'7" x 8'1"

An extensive range of modern high and low level kitchen units in shaker style with complimentary worktops and upstand and breakfast bar. Double ceramic sink with mixer tap. Integrated appliances including fridge/freezer, dishwasher, washing machine, double oven, microwave and electric hob with extractor hood over. Central heated horizontal column radiator. Wood effect flooring. UPVC double glazed window to the front.

Living Room Diner  
11'11" x 24'6"

UPVC double glazed patio doors leading to the rear. Wood effect flooring. Central heated horizontal column radiator. UPVC double glazed window to the rear.

Lounge  
22'6" x 10'9"

Wood effect flooring. Central heated horizontal column radiator. UPVC double glazed bay window to the front.

Landing  
3'3" x 9'3"

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

Main Bedroom  
11'5" x 9'10"

Access to en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

En Suite  
5'7" x 4'6"

White suite comprising of wash hand basin with chrome mixer tap. Mains feed shower with shower screen. Extractor fan. Full height wall tiling. Chrome central heated towel rail. Tiled flooring.





#### Bedroom Two

10'11" x 10'6"

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

#### Bedroom Three

11'4" x 8'4"

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uilt in wardrobe. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

#### Bedroom Four

10'11" x 8'2"

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

#### Bathroom

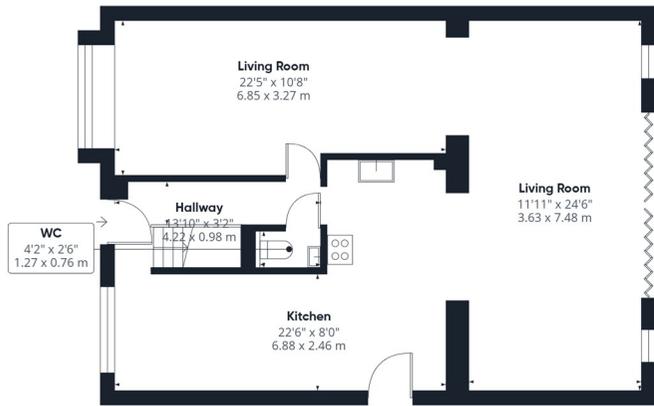
7'5" x 6'2"

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap set in vanity unit. Panel bath with mains feed shower. Built in storage shelves. Full height wall tiling. Extractor fan. Tiled flooring. Central heated horizontal column radiator. UPVC double glazed frosted window to the rear aspect.



#### External

To the front of the property is a lawn bordered by flowerbeds. A block paved driveway runs down the side of the property leading to a detached garage. An enclosed rear garden with a paved patio leads down to a lawn bordered by mature shrubs.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1548 ft<sup>2</sup>  
143.8 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.

GIRAFFE360

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