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3 Bed Detached In Greenacres Drive , Castleford, WF10 4SW £280,000



Ref:17002





## SHORT DESCRIPTION

Property Ref: 17002 Guide Price: £280,000 The Property EPC is in progress Positioned on a quiet and highly sought-after residential street in Castleford, this beautifully renovated three-bedroom detached family home offers a rare blend of contemporary design, exceptional practicality, and stunning scenery. Finished to a high specification throughout, the property is in absolute turn-key condition, presenting an ideal opportunity for growing families looking for a premium, move-in-ready home. From the curb, the property boasts excellent presence, featuring a large private driveway that comfortably accommodates two vehicles alongside a practical front storage garage. Ground Floor Living Spaces Upon entering through the front door, you are welcomed by an entrance hallway featuring a conveniently located, stylish downstairs cloakroom WC. The hallway leads directly into a spacious, bright living room styled with a premium contemporary finish. This flows naturally through to a dedicated, separate dining room—the perfect setup for family meals and entertaining guests. Direct access from the dining room leads into a bright conservatory extension, which acts as a tranquil garden room flooding the ground floor with natural light. Positioned perfectly alongside the dining space is the impressive, extended kitchen. This cooking environment offers an abundance of modern workspace and streamlined storage. Accessed via the garage storage area at the front of the home is the incredible custom studio space. Seamlessly converted from the rear section of the garage, this fully insulated, high-spec workspace provides the ultimate dedicated home office, creative hub, or private gym without taking up any footprint in your main living areas. First Floor Bedrooms & Bathrooms Upstairs, the landing connects the three bedrooms and the family bathroom. The main bedroom features its own private en-suite shower room, complete with high-quality, modern fixtures. Leading directly off the bedroom is a highly coveted walk-in closet, offering excellent, streamlined storage. The remainder of the first floor features two further children's bedrooms, each beautifully decorated and filled with natural light. Completing the upstairs layout is a lovely, modern family bathroom. The Garden & Uninterrupted Views The rear garden is an exceptional feature of the property, offering total privacy and a wonderful connection to nature. It is designed to be highly practical and low-maintenance, featuring premium artificial grass alongside a great seating area complete with a stylish pergola. Beyond the garden lies the ultimate selling point: breathtaking, uninterrupted field views directly to the rear, providing a peaceful, scenic green backdrop. The Location Situated in a premier Castleford neighborhood, the location is highly desirable for families and outdoor enthusiasts alike with excellent links to the M62 and amazing days out at xscape. The property sits within the immediate catchment area for excellent local schooling, including a highly prestigious high school currently rated Outstanding by Ofsted. For those who enjoy the outdoors, the home is surrounded by excellent local walks and scenic green spaces, offering the perfect balance of peaceful residential living with seamless access to local amenities and transport links. Key Features Summary Stunning uninterrupted field views to the rear Private, low-maintenance garden with artificial grass, seating area, and pergola High-specification custom studio, home workspace accessed via garage storage Main bedroom with private en-suite and walk-in closet Large extended modern kitchen Separate formal dining room and bright conservatory extension Spacious living room and downstairs cloakroom WC Large private driveway fitting two vehicles with useful garage storage room Viewing is highly advised to fully appreciate the unique position, high-quality finish, and gorgeous views of this spectacular detached home. Property Type: Detached Full selling price: £280000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C Outside Space: Front Garden, Rear Garden, Patio Parking: Driveway Heating Type: Double Glazing, Gas Central Heating Chain sale Possession of the property: Self-occupied

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# FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



DISCLAIMER: All sizes, dimensions, and floor plans are approximate and for illustrative purposes only.

# EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

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