

## 23 Katrina Grove, Featherstone, WF7 5LW

Nestled in the charming area of Katrina Grove, Featherstone, this delightful home offers a perfect blend of comfort and convenience. Built in 1975, this well-maintained property spans an impressive 1,130 square feet, providing ample space for both relaxation and entertaining.

The home features three bedrooms, including two spacious double rooms and a single bedroom, making it an ideal home for families or those seeking extra space for guests. The open plan kitchen diner is a standout feature, designed to create a warm and inviting atmosphere for family meals and gatherings. The generous living room further enhances the sense of space, providing a perfect setting for unwinding after a long day.

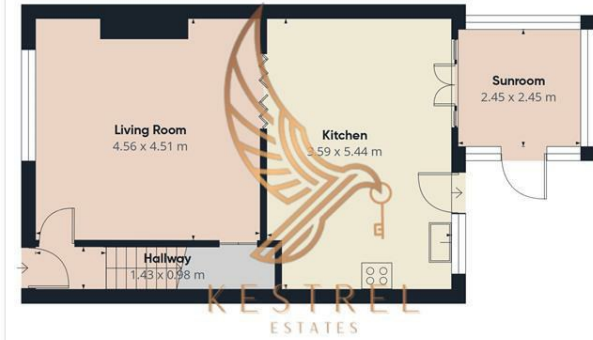
One of the unique highlights of this property is the inclusion of a hot tub, offering a luxurious retreat right in your own garden. Imagine soaking in the warm water while enjoying the tranquility of your surroundings.

Additionally, the property is conveniently located close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. This prime location, combined with the bungalow's spacious layout and attractive features, makes it a wonderful opportunity for anyone looking to settle in Featherstone.

In summary, this home on Katrina Grove is a fantastic choice for those seeking a comfortable and well-appointed home in a friendly community. Don't miss the chance to make this lovely property your own.

- 3 Bedroom semi-detached
- 2 Spacious Double Bedrooms
- Open plan kitchen-diner
- Spacious living room
- Private rear garden including a Hot tub!
- Close to local amenities

**£200,000**



**Approximate total area<sup>®</sup>**  
97.3 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	