



**Ingswell Drive, Notton**

Wakefield

**Offers Around £565,000**



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## Ingswell Drive

Notton, Wakefield

A SUPERBLY PRESENTED, DETACHED FAMILY HOME WHICH HAS BEEN TASTEFULLY EXTENDED AND FINISHED TO AN EXACTING STANDARD INTERNALLY, COMPLIMENTED BY A FABULOUS PLOT. SITUATED IN THE SOUGHT AFTER AREA OF NOTTON, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS. BOASTING DOUBLE DETACHED GARAGE, IMPRESSIVE OPEN-PLAN LIVING/DINING-KITCHEN AND FAMILY ROOM AND THREE DOUBLE BEDROOMS WITH EN-SUITE SHOWER ROOM.

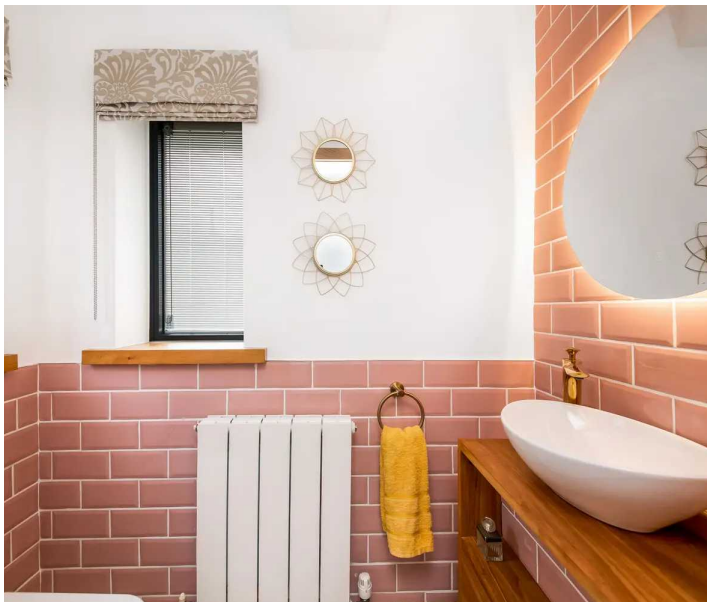
The property accommodation briefly comprises of entrance hall, downstairs WC, lounge, fabulous open plan living/dining kitchen and family room and a spacious utility room/boot room to the ground floor. To the first floor there are three well proportioned double bedrooms and the house bathroom. With bedroom three furnished as a walk-in wardrobe/dressing room and with bedroom one having en-suite shower room facilities. Externally the property features a lawn garden to the front with a driveway leading down the side of the property to the detached double garage, externally to the rear there is a composite decked area with a raised artificial lawn.





### **ENTRANCE HALL**

Enter into the property through a double glazed aluminium front door with obscured glazed inserts into a most welcoming entrance hall. There is a double glazed aluminium window with integral blinds to the side elevation which provide the entrance hall with a great deal of natural light. There are oak doors with skirting and doorframes which provides access to the downstairs W.C, lounge and an open glazed door proceeds into the fabulous open plan dining kitchen and family room. There is inset spotlighting to the ceilings, attractive oak flooring and a staircase rises to the first floor with LED stairwell lighting and matching oak banister. There are two aluminium vertical column radiators, and a useful understairs storage cupboard.



### **DOWNSTAIRS W.C**

The downstairs W.C features a modern contemporary two piece suite which comprises of a low level W.C with push button flush and a broad oval wash hand basin set upon a custom vanity cupboard with drawer beneath. There is a vertical column radiator, dual aspect aluminium windows with integral blinds to the front and side elevations with oak sills and there is high gloss brick effect tiling to the splash areas, inset spotlight to the ceilings and a LED backlit vanity mirror.



## LOUNGE

The lounge is a generous proportioned light and airy reception room which features two ¾ depth aluminium windows with integral blinds to the front elevation. The windows to the front have pleasant views across the property's front lawn and with far reaching views into the woodland backdrop. The room is finished with a high quality décor with inset spotlighting to the ceilings, fabulous feature wall and the focal point of the room is the custom built media wall which has provisions for a flat screen television, surround sound and it features a wall mounted remote controlled fireplace. There is LED backlighting, and underfloor heating.

## DINING AREA

The dining area enjoys two double glazed aluminium ¾ depth windows to the rear elevation which has pleasant views across towards the property's rear gardens. There are two ceiling light points, oak flooring with matching skirting, and there is ample space for dining accommodation. The dining area then seamlessly leads into the breakfast kitchen area.

## OPEN PLAN DINING KITCHEN AND FAMILY ROOM

As the photography suggests, the open plan dining kitchen and family room enjoys a great deal of natural light which cascades through the various double glazed windows and skylight windows to the rear and side elevations. This room is sure to impress, and the fabulous oak flooring continues through from the entrance hall.



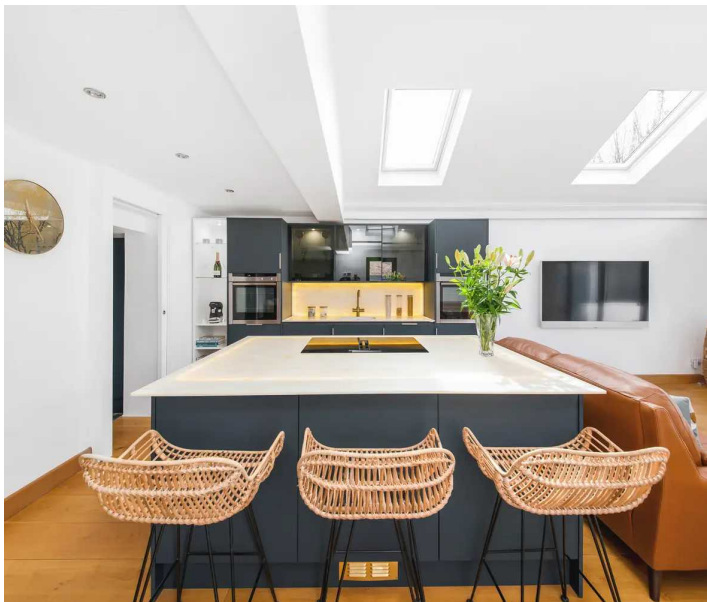


## **BREAKFAST KITCHEN**

The beautiful oak flooring continues through into the kitchen area/family room. The kitchen is sure to impress with high quality fitted wall and base units with fabulous Corian worksurfaces over which incorporates an inset sink unit with boiling hot water tap. The kitchen is well equipped with high quality appliances which include two, waist-level, slide and hide Neff ovens, a ceramic induction hob, integrated fridge unit, integral Bosch dishwasher and hideaway bin storage. There are glazed display cabinets, matching Corian back splash with LED back light and the centre piece of the kitchen is the breakfast island with Corian worksurface over with LED inset lighting. The kitchen benefits from soft closing doors and drawers and seamlessly leads to the family room with a doorway leading to the utility/boot room.

## **FAMILY ROOM**

The family room enjoys pleasant views of the landscaped gardens through the impressive anthracite, aluminium bi-fold doors and twin gable windows to the rear elevation. A wealth of natural light cascades through the four skylight windows and additional  $\frac{3}{4}$  depth window to the side elevation. There is an external glazed door to the side which leads to the gardens.



## **UTILITY ROOM**

The utility/boot room is a fabulous extension to the kitchen area with a wealth of additional storage with fitted wall and base units, Corian work surfaces over which incorporate a sink unit with mixer tap over. There is attractive tiled flooring with underfloor heating, inset spotlighting, window to the front elevation and an external door to the side elevation. The utility room is equipped with plumbing for an automatic washing machine, space for a tumble dryer, an integrated, shoulder-level microwave









#### **FIRST FLOOR LANDING**

Taking the staircase from the entrance hall, you reach the landing which enjoys a great deal of natural light which cascades through the two double glazed skylight windows to the side elevation. There are doors which provide access to three well proportioned double bedrooms and the house bathroom and there is inset spotlighting to the ceilings, wooden banister with spindle balustrade over the stairwell head and there are oak door casings, skirting and frames.

## BEDROOM ONE

As the photography suggests, bedroom one is a generous proportioned king sized bedroom which has ample space for freestanding furniture. The room features a bank of double glazed aluminium windows with integral blinds to the front elevation which offers fantastic open aspect views across rolling fields and of the woodland backdrop. There is an oak sill, a column radiator, a central ceiling light point, and two reading light points and the principal bedroom benefits from en-suite shower room facilities.

## BEDROOM ONE EN-SUITE SHOWER ROOM

The en-suite shower room features a high quality modern contemporary three piece suite which comprises of a low level wall hung W.C with concealed cistern and push button flush, a broad wall hung wash hand basin with chrome monobloc mixer tap and vanity drawer beneath and a wet room style fixed frame shower with glazed shower guard and thermostatic rainfall shower over. There is Corian and high gloss brick effect tiling to the splash areas, a LED Corian backlit pillar for ambient lighting, inset spotlighting to the ceilings and an extractor fan. There is tile effect vinyl flooring, a vertical column radiator, and there is useful fitted storage into the alcove which has shelving and storage cupboards for toiletries and towels. There is a double glazed aluminium window with integral blind to the front elevation, again which enjoys open aspect pleasant views across the valley and there is a backlit LED vanity light.





### **BEDROOM TWO**

Bedroom two again, can accommodate a king sized bed with ample space for freestanding furniture. The room enjoys a great deal of natural light through the double glazed bank of windows through the aluminium window to the rear elevation which has pleasant views across the property's gardens. There is inset spotlighting to the ceilings, a vertical column radiator, a loft hatch with drop down ladder which provides access to a part boarded attic space with light and the room benefits from fitted furniture with a built in wardrobe which has hanging rails, shelving, and drawers.

### **BEDROOM THREE**

Bedroom three is currently utilised as a walk in wardrobe come dressing room but can accommodate a double bed with space for freestanding furniture, there is high quality fitted units which has display shelving, shoe storage, drawer units and double hanging as well as long hanging rails. There is a LED backlit vanity mirror, with dressing table which has integrated plug sockets and there is contrasting built in display shelving. Bedroom three features a central ceiling light point, a vertical column radiator and there is a bank of double glazed aluminium windows to the rear elevation.



## HOUSE BATHROOM

The house bathroom features a high quality light, contemporary style three piece suite which comprises of a low level W.C with concealed cistern and push button flush, a freestanding double ended bathtub with floor mounted monobloc mixer tap with shower head attachment and a broad oval wash hand basin set upon a floating vanity shelving with mounted monobloc mixer tap. There is attractive contrasting tiling to the walls, a LED backlit vanity mirror, a ceiling light point and a matching brushed gold ladder style radiator. There is a double glazed aluminium window with integral blinds to the rear elevation.





## EXTERNAL

Externally the property features a driveway which leads down the side of the property to the detached double garage, the front garden is laid predominantly to lawn with fenced boundaries and attractive flagged path leading to the front door. To the rear is a fabulous composite decked area ideal for alfresco dining and BBQ'ing, there is a raised artificial lawn area with part fenced and part stone wall boundaries. There is external inset wall lights, and an external tap.

## DETACHED DOUBLE GARAGE

The double garage features a remote controlled up and over sectional door, there is lighting and power in situ and additional storage in the rafters. There is a window to the side elevation and an additional storage room with further window to the side elevation.





## **ADDITIONAL INFORMATION**

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



## Simon Blyth Estate Agents

01924 361631

Wakefield@simonblyth.co.uk

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
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