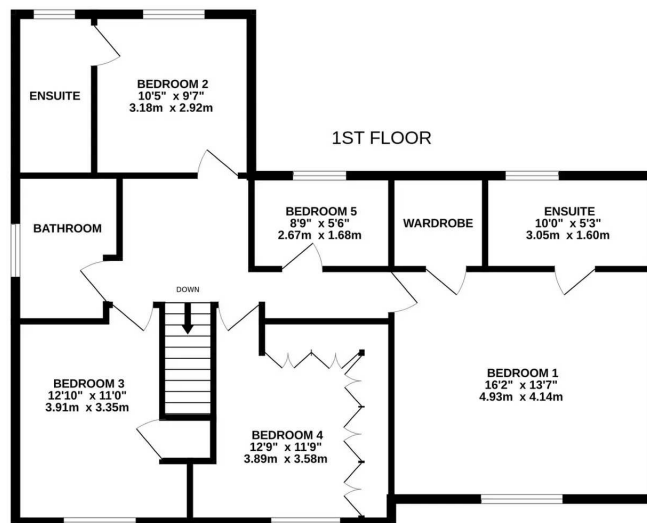
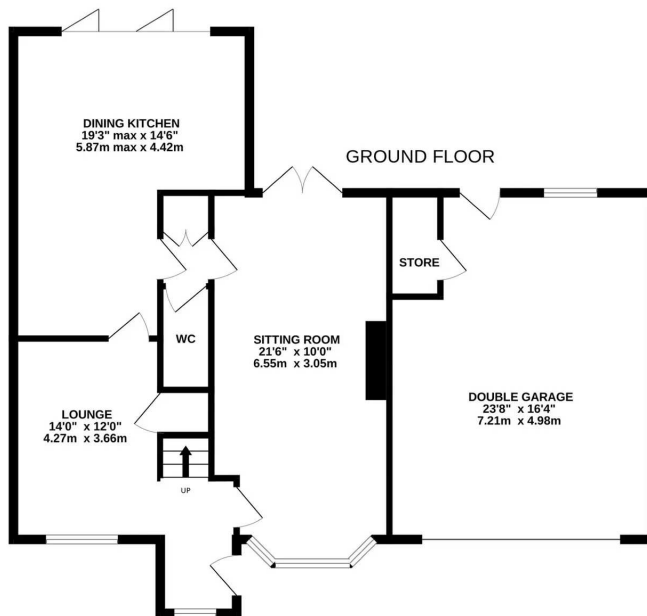




**Heron Drive, Wakefield**

Wakefield

Offers in Region of **£580,000**



HERON DRIVE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## Heron Drive

Wakefield, Wakefield

A SUPERBLY APPOINTED, DETACHED FAMILY HOME, NESTLED IN A QUIET DEVELOPMENT WHICH IS SITUATED BETWEEN THE AFFLUENT VILLAGES OF SANDAL AND NEWMILLERDAM. THE PROPERTY HAS BEEN TASTEFULLY IMPROVED BY THE CURRENT VENDORS AND BOASTS FABULOUS LANDSCAPED GARDENS, OPEN-PLAN DINING-KITCHEN AND FAMILY ROOM WITH BI-FOLD DOORS AND IMPRESSIVE PRINCIPAL BEDROOM WITH VAULTED CEILING, WALK-IN WARDROBE AND ENSUITE. VIEWINGS ARE A MUST IN ORDER TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION ON OFFER.

The property accommodation briefly comprises of entrance, lounge, dual aspect sitting room, open-plan dining-kitchen room and downstairs WC to the ground floor. To the first floor there are five well-proportioned bedrooms and the house bathroom, bedroom one with ensuite and walk-in wardrobe and bedroom two having ensuite facilities. Externally there is a driveway to the front providing off street parking for multiple vehicles which leads to the attached double garage. The garden to the front is laid predominately to lawn, to the rear is an enclosed and private garden with flagged patio area, lawn area, children's play area and a further sheltered patio with timber gazebo at the bottom of the garden ideal for alfresco dining.

Council Tax band: E

Tenure: Freehold

EPC Rating: D





## GROUND FLOOR

### ENTRANCE

Enter into the property through a double glazed composite door with obscured glazed inserts into the entrance. There is attractive porcelain marbled tiled flooring, decorative coving to the ceilings and a vertical cast iron column radiator. The entrance features a ¾ depth double glazed window to the front elevation and seamlessly leads into the lounge.



### **LOUNGE**

14' 0" x 12' 0" (4.27m x 3.66m)

The attractive marbled porcelain tiling continues through from the entrance. There is decorative coving to the ceilings, inset spotlighting, a bank of double glazed windows to the front elevation and the lounge has multi panel doors which provides access to the open plan dining kitchen, family room and the sitting room. There is a staircase rising to the first floor with wooden banister and glazed balustrade with security glazed tempered glass gates at the top and at the bottom. Additionally, there is a vertical cast iron column radiator.



## SITTING ROOM

21' 6" x 10' 0" (6.55m x 3.05m)

As the photography suggests, the sitting room is a generous proportioned dual aspect reception room which enjoys a great deal of natural light which cascades through the double glazed bay window to the front elevation and the double glazed French doors to the rear. There is decorative coving to the ceilings, inset spotlighting, a vertical column radiator and the focal point of the room is the media wall unit with recessed for a flat screen television, a sound bar and with a wall mounted inset remote controlled fireplace.





### **OPEN PLAN DINING KITCHEN AND FAMILY ROOM**

19' 3" x 14' 6" (5.87m x 4.42m)

This impressive light and airy space enjoys a great deal of natural light which cascades through the double glazed bi-folding doors to the rear elevation. The attractive marbled porcelain tiled flooring continues through from the lounge and there is inset spotlighting to the ceilings, a vertical column cast iron radiator, a door which provides access to an inner vestibule leading to the downstairs W.C and a pantry cupboard and a further door leads back into the sitting room.

### **KITCHEN AREA**

The kitchen features a wide range of fitted wall and base units with high gloss handleless cupboard fronts and complimentary Corian work surfaces over which incorporates a ceramic Villeroy and Boch sink unit with boiling hot water Quooker tap over. The kitchen is well equipped with high quality appliances including a four ring ceramic induction hob with ceiling mounted luxe air extraction hood over, two slide and hide fan assisted Neff ovens, a shoulder level microwave combination oven, integrated coffee machine, integral fridge and freezer units, a built in dishwasher and washing machine. The kitchen benefits from a mirrored splashback, LED under unit lighting and plinth lighting and the focal point of the kitchen area is the breakfast island with matching Corrian worktop over and contrasting handleless cupboard fronts beneath.

### **DINING AND FAMILY AREA**

The kitchen area then seamlessly leads into the dining and family area which features bench seating, a recessed alcove for a flat screen TV. The open plan dining kitchen and family room enjoy open aspect views across the properties well-manicured and well landscaped gardens with the bi-fold doors to the rear.



### **DOWNSTAIRS W.C**

The downstairs W.C features a modern contemporary two piece suite which comprises of a low level floating W.C with concealed cistern and push button flush and a wall hung wash hand basin with chrome monobloc mixer tap. There is inset spotlighting to the ceilings, marble effect porcelain tiled flooring with matching tiling to dado height, an anthracite ladder style radiator and LED inset spotlighting.



### **FIRST FLOOR LANDING**

Taking the staircase from the lounge, you reach an impressive first floor landing which has doors providing access to the bedroom and bathroom area. The landing area could be utilised as an office space. There is ample inset spotlighting to the ceilings, various plug points, a loft hatch which provides access to a useful attic space, and there is a vertical column cast iron radiator.







### **BEDROOM ONE**

16' 2" x 13' 7" (4.93m x 4.14m)

Bedroom one is a fabulous light and airy, generous proportioned double bedroom which has ample space for freestanding furniture. The vaulted ceiling accentuates the space, and it features inset spotlighting, a cast iron column radiator, a bank of double glazed windows to the front elevation and there are doors providing access to the walk in wardrobe and en-suite.

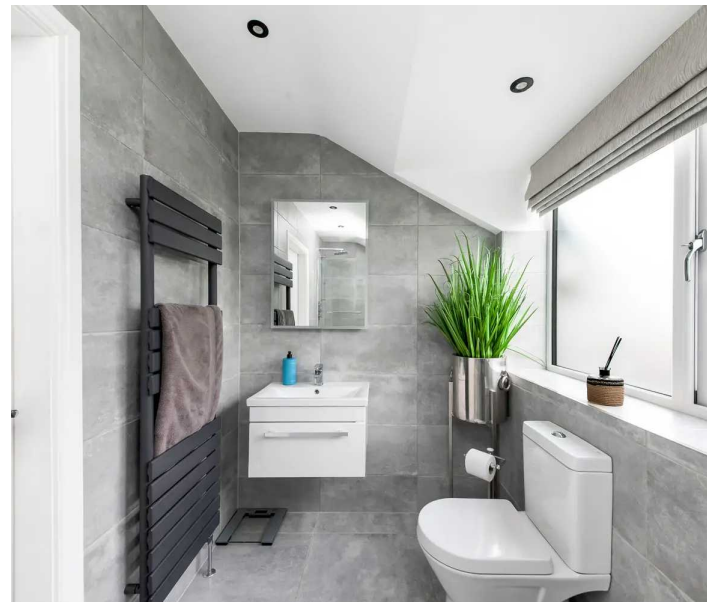
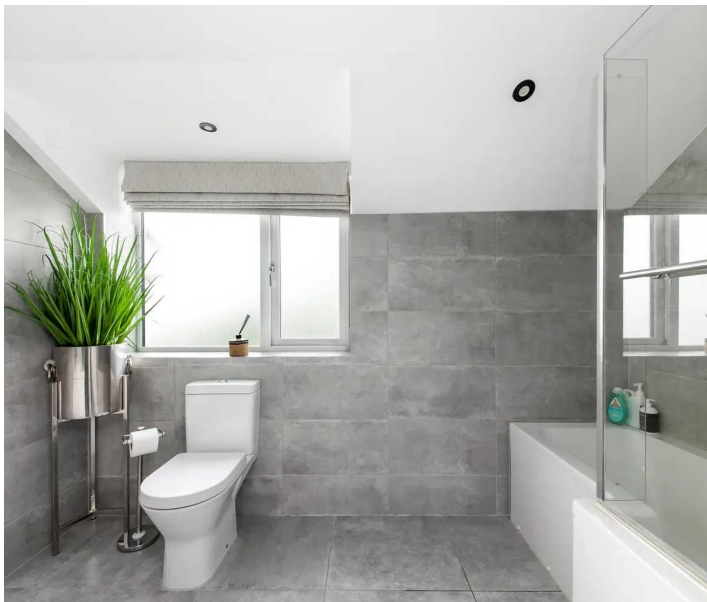
### **WALK IN WARDROBE**

The walk in wardrobe features an inset spotlight to the ceilings, it is carpeted, and it currently features freestanding hanging rails, but has ample space for bespoke fitted furniture.

### **BEDROOM ONE EN-SUITE BATHROOM**

10' 0" x 5' 3" (3.05m x 1.60m)

The en-suite bathroom features a white three piece suite which comprises of a low level W.C with push button flush, a broad wash hand basin with chrome monobloc mixer tap and vanity drawer beneath and a L shaped panelled bath with thermostatic rainfall shower over and chrome mixer tap over and glazed shower guard. There are tiled walls and tiled flooring, inset spotlighting to the ceilings, a double glazed bank of windows to the rear elevation and a horizontal anthracite column radiator.



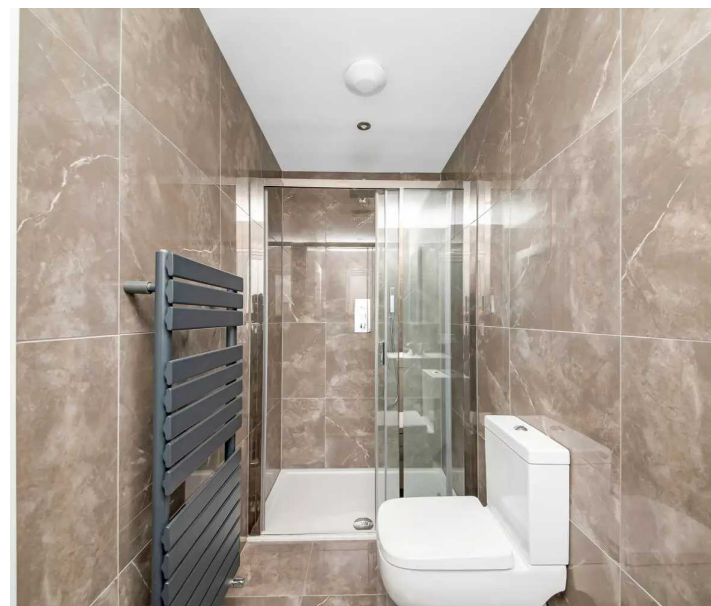
## **BEDROOM TWO**

10' 5" x 9' 7" (3.18m x 2.92m)

Bedroom two is a double bedroom which has ample space for freestanding furniture. There is a bank of double glazed windows to the rear elevation providing pleasant views across the property's gardens, there is decorative coving to the ceilings, inset spotlighting to the ceilings, and a vertical column radiator. A door provides access to the en-suite shower room facilities.

## **BEDROOM TWO EN-SUITE**

The en-suite shower room features a white three piece suite comprising of a low levelled W.C with push button flush, a broad wash hand basin with chrome mixer tap and vanity unit underneath, fixed frame walk in shower cubicle with thermostatic rainfall shower and with separate handheld attachment, there is tiled walls and tiled flooring, inset spotlighting to the ceilings, an anthracite horizontal ladder style radiator and extractor fan. Additionally, there is a double glazed window with obscured double glazed glass to the rear elevation and a LED backlit vanity mirror.





### **BEDROOM THREE**

12' 10" x 11' 0" (3.91m x 3.35m)

Bedroom three is a generous proportioned light and airy double bedroom which has ample space for freestanding furniture, there is a bank of double glazed windows to the front elevation, a vertical column cast iron radiator and decorative coving to the ceilings. Additionally, there is inset spotlighting to the ceilings and a useful cupboard over the bulkhead for the stairs.

### **BEDROOM FOUR**

12' 9" x 11' 9" (3.89m x 3.58m)

Bedroom four can accommodate a double bed with space for freestanding furniture. The vendors currently utilise the space as a walk in dressing room/wardrobe with banks of floor to ceiling fitted wardrobes which have hanging rails and fitted shelving in situ, there is a matching dressing table with drawer units beneath. There is decorative coving to the ceilings, inset spotlighting, a vertical cast iron column radiator and a bank of double glazed windows to the front elevation.



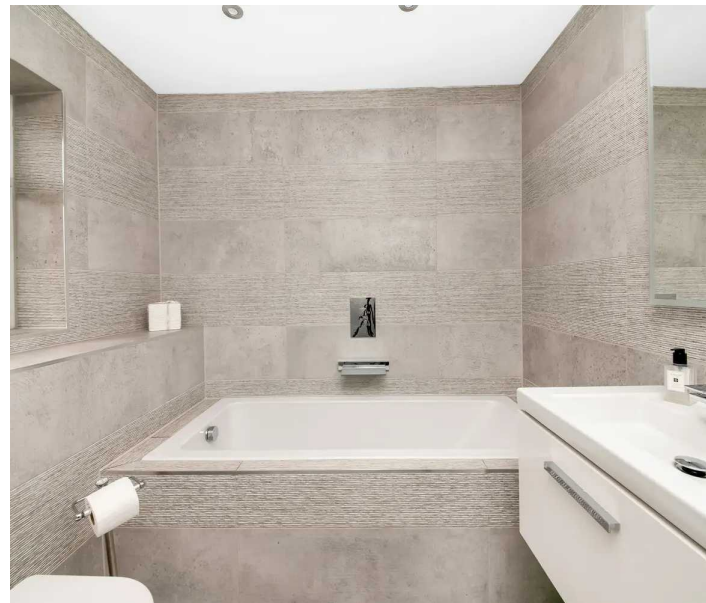
### **BEDROOM FIVE**

8' 9" x 5' 6" (2.67m x 1.68m)

Bedroom five could be utilised as a single bedroom, home office or nursery. There is a bank of double glazed windows to the rear elevation overlooking the properties well-manicured gardens, inset spotlighting to the ceilings and decorative coving. There is a television point and a vertical cast iron column radiator.

## HOUSE BATHROOM

The house bathroom features a modern contemporary four piece suite which comprises of an inset bath with tiled surround and wall mounted cascading waterfall mixer tap, a low levelled 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 shower with thermostatic rainfall shower and fixed glazed shower guard. There are attractive tiled walls and tiled flooring, inset spotlighting to the ceilings, an anthracite ladder style radiator, extractor fan, and a double glazed window with obscured glass to the side elevation.





### **DOUBLE ATTACHED GARAGE**

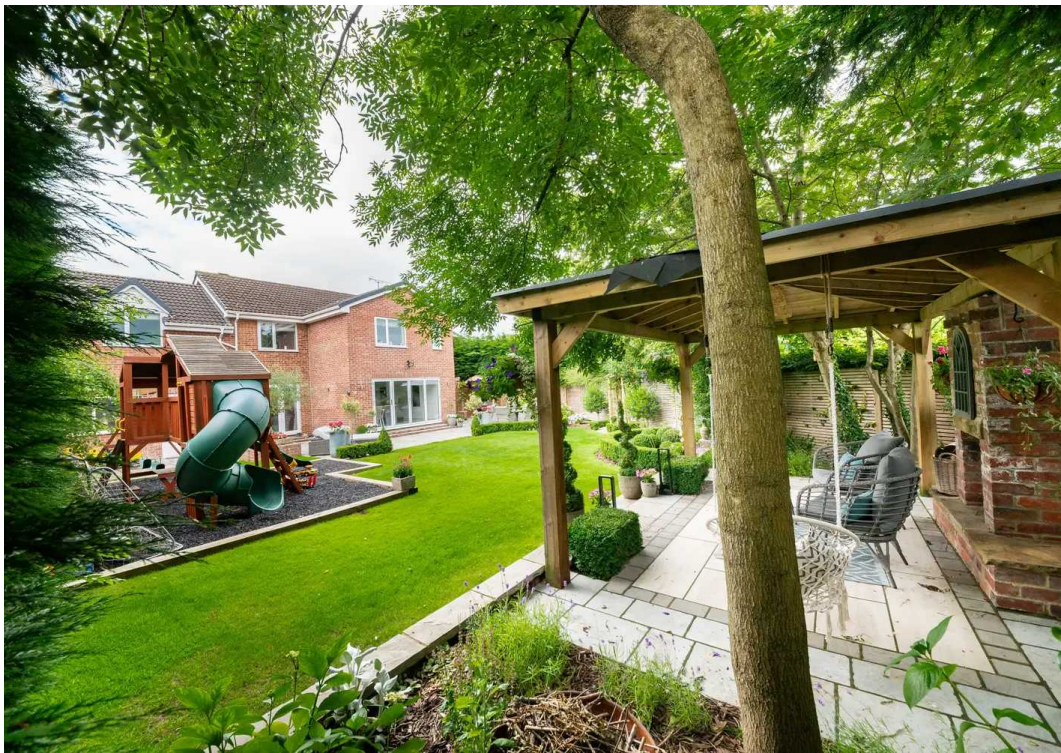
23' 8" x 16' 4" (7.21m x 4.98m)

The garage features an electric remote controlled up and over door which has lighting and power in situ, a double glazed bank of windows with obscured glass to the rear elevation, hardware and padded flooring, a pedestrian accessed composite door to the rear elevation, and a door internally within the garage encloses the hot water cylinder cupboard which provides additional space for storage and features an additional spotlight to the ceiling.

### **REAR EXTERNAL**

Externally to the rear the property boasts a fabulous proportioned private and low maintenance rear garden which features an impressive, flagged patio area which is an ideal space for both alfresco dining and BBQing. The main garden is laid predominantly to lawn with easy to maintain flower and shrub beds. The gardens are completely private and enclosed with a low maintenance children's recreational area and at the bottom of the garden is a fixed frame timber gazebo which is an ideal space for outside entertainment. There is part fenced and part hedged boundaries, external up and down lights and external security lights and there are various hardwired spotlights within the gardens. Additionally, there is external hot and cold water feeds, external plug points and a fabulous open fire with stone hearth beneath the timber gazebo for outside evening entertainment.







## **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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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
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.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

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### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

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

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 08/07/2024.



**PROPERTY VIEWING NOTES -**

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