

SOLD STC



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**Patch Wood View, Newmillderdam
Asking Price Of £725,000**



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Patch Wood View, Newmillderdam

6 Bedrooms, 4 Bathroom

Asking Price Of £725,000

- No Onward Chain
- Beautifully Presented Detached Home
- Set Over Two Floors
- Six Bedrooms
- Two Reception Rooms

Martin and Co - Wakefield are pleased to bring to the market this six bedroom detached family home set in a unique kings glade development in the popular area of Newmillderdam. Set over three floors this property is an absolute must to view to fully appreciate its size and presentation.

The property benefits from double glazing, gas central heating throughout and has off street parking available via a double driveway and garage.

The interior of this beautifully-presented property comprises of a spacious living room and further reception room that can be used as a family room or dining room. Fitted kitchen on the ground floor, Utility Room and sun room as dining area. The first floor comprises of 5 bedrooms two of which have en suites and the family bathroom. The second floor comprises of the master bedroom with ensuite. The exterior of the property boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Newmillderdam, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Wakefield Train Station, Barnsley Road and many local buses.



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GROUND FLOOR

HALLWAY With Composite front door into a beautiful tiled entrance hallway, having a Hammonds full height unit for shoes and coat storage. Doors leading to, integral double garage, reception rooms and kitchen diner. With stairs leading to the first floor.

LIVING ROOM 11' 8" x 18' 8" (3.58m x 5.7m) The main living room is located to the front of the property boasting a bay window to allow ample natural light with fitted blinds and dress curtains, wood flooring and gas central heating radiator.

FAMILY ROOM 11' 9" x 13' 5" (3.59m x 4.11m) To the rear of the property is the second reception room that lends itself for various uses such as formal dining room, second lounge or even play room,. Having bi fold doors leading to the rear garden.

WC 0' 3" x 6' 2" (.095m x 1.89m) The property benefits from a down stairs toilet with tiled floor, pedestal sink and low level WC.

KITCHEN/BREAKFAST ROOM 14' 7" x 13' 5" (4.45m x 4.10m) Kitchen Diner, having fully tiled flooring and granite work tops with ample wall and base units. Integrated Dishwasher, SMEG double oven, SMEG gas hob and extractor fan. A Central breakfast island unit with further storage, wine cooler and electrics.

SUN ROOM 13' 7" x 8' 7" (4.15m x 2.62m) The Kitchen diner has been extended to allow for a sun room for that open plan dining room feel with bi fold doors into the rear garden and under floor heating

UTILITY ROOM 6' 5" x 6' 2" (1.97m x 1.89m) Utility room located off the kitchen and having integrated washer dryer and UPVc door leading into the rear garden

FIRST FLOOR The stairs lead to a spacious landing



and five of the six bedrooms are located on this floor. With carpeted floor to the landing flowing into all the rooms.

BEDROOM TWO 11' 8" x 15' 1" (3.56m x 4.6m)
Bedroom Two is a good size double bedroom boasting a dressing area, ensuite with shower cubicle, toilet, pedestal sink. The room also has a feature headboard, Hammonds wardrobes, dresser and chest of draws.

DRESSING AREA TO BED TWO 5' 7" x 7' 2" (1.72m x 2.2m)
Spacious area with gas central heated radiator and hammonds fitted wardrobes

ENSUITE TO BED TWO 5' 10" x 7' 8" (1.79m x 2.35m)
Having tiled floors ensuite with shower cubicle, toilet, pedestal sink

BEDROOM THREE 10' 4" x 11' 9" (3.17m x 3.6m)
Bedroom Three again a good size double bedroom and located to the rear of the house and boasting

another ensuite. Whilst the room is carpeted the ensuite is tiled and has a shower cubicle, low level wc and pedestal sink.

ENSUITE TO BED THREE 7' 4" x 5' 2" (2.25m x 1.58m)
The ensuite is tiled and has a shower cubicle, low level wc and pedestal sink

BEDROOM FOUR 10' 5" x 10' 5" (3.19m x 3.19m)
Located to the rear of the house with gas central heated radiator and carpet

BEDROOM FIVE 10' 5" x 10' 5" (3.2m x 3.2m)
Located to the rear of the house with gas central heated radiator and carpet and feature head board

BEDROOM SIX 8' 5" x 7' 8" (2.59m x 2.36m)
Bedroom Six is a good size single bedroom that lends itself to be an office having inbuilt storage cupboard, carpets and gas central heated radiator

HOUSE BATHROOM 6' 9" x 7' 1" (2.08m x 2.17m)
House Bathroom, with fully tiled floor and splash back tiling. Three piece white suite and thermostatic shower over bath

SECOND FLOOR With access to the eves through a full height door for ample storage and landing and door to master bedroom

MASTER BEDROOM 11' 8" x 13' 11" (3.58m x 4.25m)
From the small landing is a further door into the Master bedroom, boasting ample lighting from four Velux windows. The bedroom area has Hammonds fitted wardrobes and fully carpeted, with dressing area and onto the spacious ensuite. Having pedestal sink, wash basin and good size shower enclosure.

DRESSING AREA TO MASTER 12' 4" x 8' 2" (3.78m x 2.51m)

ENSUITE TO MASTER 11' 8" x 4' 7" (3.58m x 1.4m)
Having pedestal sink, wash basin and good size



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