



**Turnberry Gardens, Tingley Wakefield WF3 1AD**

**welcome to**

## **Turnberry Gardens, Tingley Wakefield**

FOUR BEDROOM DETACHED FAMILY HOME, DOWNSTAIRS WC, LIVING ROOM, KITCHEN, CONSERVATORY, ENSUITE to master bedroom, HOUSE BATHROOM, DRIVEWAY, GARAGE and a FABULOUS LAWNED REAR GARDEN with PAVED PATIO AREA. Great access to motorway links and good schools.

### **Entrance Hall**

Gas central heating radiator, stairs leading to the first floor landing.

### **Downstairs Wc**

Low level flush WC, wash hand basin, heated towel rail, uPVC double glazed window to the rear.

### **Living Room**

15' 11" x 10' 4" ( 4.85m x 3.15m )  
uPVC double glazed bay window to the front, gas fire, two gas central heating radiators, uPVC double glazed French doors leading into the dining room.

### **Dining Room**

10' 8" x 8' 10" ( 3.25m x 2.69m )  
Gas central heating radiator, French doors leading through to the conservatory.

### **Conservatory**

11' 7" x 8' 4" ( 3.53m x 2.54m )  
uPVC double glazed windows, electric heater, uPVC double glazed doors French doors.

### **Kitchen**

14' 2" x 10' 7" ( 4.32m x 3.23m )  
Has a fully fitted kitchen with a range of wall and base units with complementary Granite work surfaces over, incorporating sink and drainer, integrated oven, microwave and dishwasher, gas hob, space for fridge freezer and washing machine, gas central heating radiator, understairs storage cupboard, uPVC double glazed window too the rear.

### **First Floor Landing**

Gas central heating radiator. Access to all four bedrooms and the house bathroom.

### **Bedroom One**

11' 4" x 10' 6" ( 3.45m x 3.20m )  
uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes and access into the ensuite.

### **Ensuite**

A shower cubicle, low level flush WC, wash hand basin, uPVC double glazed window to the side.

### **Bedroom Two**

13' 2" x 8' 11" ( 4.01m x 2.72m )  
uPVC double glazed window to the front, gas central heating radiator, storage cupboard.

### **Bedroom Three**

10' 4" x 8' 9" ( 3.15m x 2.67m )  
uPVC double glazed window to the rear, gas central heating radiator, CCTV control.

### **Bedroom Four**

10' x 7' ( 3.05m x 2.13m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, tiled flooring, uPVC double glazed window to the rear.

### **Exterior**

Driveway leading to the garage, lawned area to the front and to the rear is a fabulous lawned garden with good sized paved patio area, perfect space for outside dining/entertaining.

### **Garage**

Electric up and over door.





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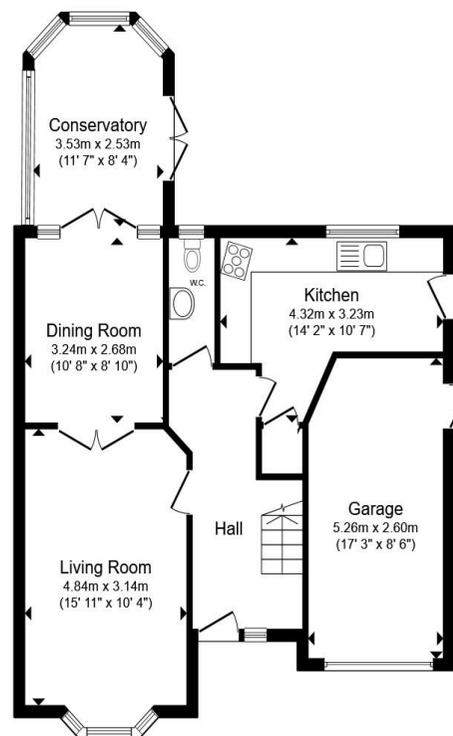
## Turnberry Gardens, Tingley Wakefield

- Four bedroom detached family home
- Conservatory & downstairs WC
- Ensuite to master bedroom
- Fabulous lawned and paved rear garden
- Driveway and garage

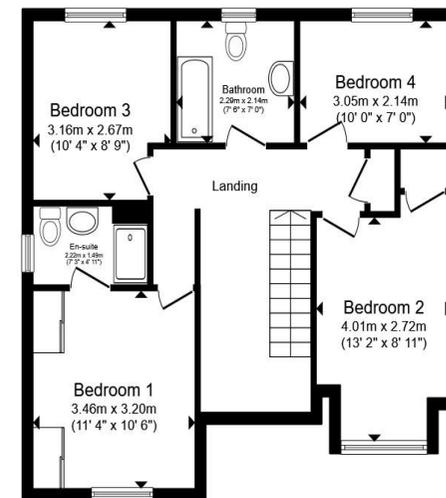
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

# £425,000



Ground Floor



First Floor

Total floor area 130.6 m<sup>2</sup> (1,406 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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MLY111684 - 0002

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