



FOR SALE

Roger Drive, Wakefield

WF2 7NE

3 Bedroom, Detached

£479,950



Movenowproperties are delighted to offer this well presented detached family home. Having 3 reception rooms, 2 bathrooms, integral garage and spacious kitchen this property must be viewed to be appreciated. Located in a sought after with views of Sandal Castle. This property has recently internally and extensively restructured / redeveloped and redecorated.

Situated on a tree-lined cul-de-sac location within this prestigious residential locality is this deceptively spacious and extended detached family home, offering living accommodation with three bedrooms, two reception rooms, sun room to rear with bifold doors. Shower room and family bathroom. Offered for sale with no upward chain involved.

The accommodation comprises; front entrance porch, inner hallway, formal lounge, sitting/dining room, breakfast kitchen, sun room to the rear with bifold doors opening to enclosed rear garden, shower room, one of the 3 downstairs reception rooms could change to a 4th bedroom for those with disability issues, The property also benefits from a useful coat cupboard to complete the ground floor. To the first floor, there are three bedrooms and a spacious bathroom with a four piece suite.

This stunning property has undergone some major improvements in the last 2 years. These include but are not limited to plastering, new floorings and décor, new kitchen, 2 new bathrooms, new circuit board, new windows, new fencing and garden remodelling.

Outside, the property has a lawned garden to the front and driveway providing off street parking leading to the attached garage. The rear garden enjoys a good degree of privacy with lawned area, paved seating sections, well stocked borders, shed and bike store.

Situated in the heart of Sandal which is well served by local amenities and highly convenient for daily travel into the city by car or by bus from the main A61 or the Sandal and Agbrigg Railway Station with trains to Leeds. The property is only a short drive away from junction 39 of the M1 and also close to local attractions such as Pugneys and Newmillerdam Country Park.

Available with no onward chain involved we strongly recommend an internal inspection at your earliest convenience to avoid disappointment.

Entrance Porch

A UPVC construction with UPVC entrance door, wall lights, fully tiled floor and UPVC door providing access into a spacious inner hallway.



Entrance Hall

Having oak flooring, stairwell off to the first floor, radiator, doors off providing access to the lounge, kitchen/breakfast room, shower room and coat cupboard offering additional storage space.



Living Room

Measurements: 17' 0" x 11' 4" (5.17m x 3.46m)

Decorative cornice to the ceiling, curved UPVC double glazed window overlooking the front Dimplex Optiflame fire with marble fireplace in ornate white, radiator and dual opening doors providing access of to the dinning/sitting room.



Dining / Sitting Room

Measurements: 19' 10" x 8' 0" (6.04m x 2.45m)

UPVC double glazed curved window overlooking the front, UPVC double glazed window overlooking the rear, oak flooring, radiator, decorative cornice to the ceiling, two fixed wall light points, central ceiling rose and door providing access to the kitchen/breakfast room.



Kitchen

Measurements: 16' 11" x 13' 6" (5.15m x 4.11m)

A recently fitted kitchen offering a range of wall and base units with complementary work surfaces and tiled splash back. Eye level BOSH oven with BOSH combi oven / microwave, breakfast bar seating area, NEF four ring ceramic hob. 1.5 sink and drainer with mixer tap, radiator, useful understairs storage, double glazed window overlooking the rear and double doors providing access to the sun room.



Sun Room

Measurements: 29' 4" x 5' 10" (8.94m x 1.79m)

This fabulous sun room has aluminium bifold doors opening to the rear garden, 2 x UPVC double glazed windows and internal door providing access to the garage. Recently having new fully insulated floor, roof and walls



Shower Room

Measurements: 8' 3" x 5' 10" (2.52m x 1.77m)

Three piece suite comprising low flush w.c., pedestal wash basin with chrome mixer tap, corner shower enclosure with a glazed access door, wall mounted electric shower and fixed shower head, radiator, frosted UPVC window overlooking the rear and fully tiled walls.



Stairs & Landing

Carpet flooring, hand rail, storage cupboard with sliding doors, equipped with shelving. Access to three bedrooms and the house bathroom.

Bedroom 1

Measurements: 13' 2" x 11' 5" (4.01m x 3.49m)

A King sized bedroom with carpet flooring, fitted furniture including wardrobe units with panelled doors, matching bedside cabinets, drawer storage. Radiator and UPVC double glazed window overlooking the front.



Bedroom 2

Measurements: 15' 1" x 8' 10" (4.60m x 2.70m)

Carpet flooring, two UPVC double glazed windows overlooking the rear and radiator.



Bedroom 3

Measurements: 8' 11" x 8' 4" (2.52m x 2.54m)

Carpet flooring, UPVC double glazed window overlooking the rear and radiator.



Bathroom

Measurements: 8' 9" x 7' 9" (2.67m x 2.37m)

Three piece suite comprising low flush w.c., pedestal wash basin with chrome mixer tap, P shaped bath with wall mounted electric shower, fixed shower head and glass screen. Radiator, recessed spot lights and modern fully tiled walls.



Outside

To the front there is a lawned garden with well established planted borders, a tarmac driveway which provides off street parking and leads to the attached garage with up and over door, power and lighting. Pedestrian gated access to the side with a paved walkway provides access to the rear garden. The rear garden enjoys a good degree of privacy, paved seating area, lawned section with well stocked and established planted borders.

Located in a quiet, private cul de sac approximately 200m from Sandal Castle and only 10 minutes' drive to the beautiful 72 acre woodland of Haws Park near Walton. With a short walk to Sandal and Agbrigg train station to Leeds, Wakefield, and Sheffield.

Garage

Up and over door to the front, fixed power and lighting.



Tenure

Freehold

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

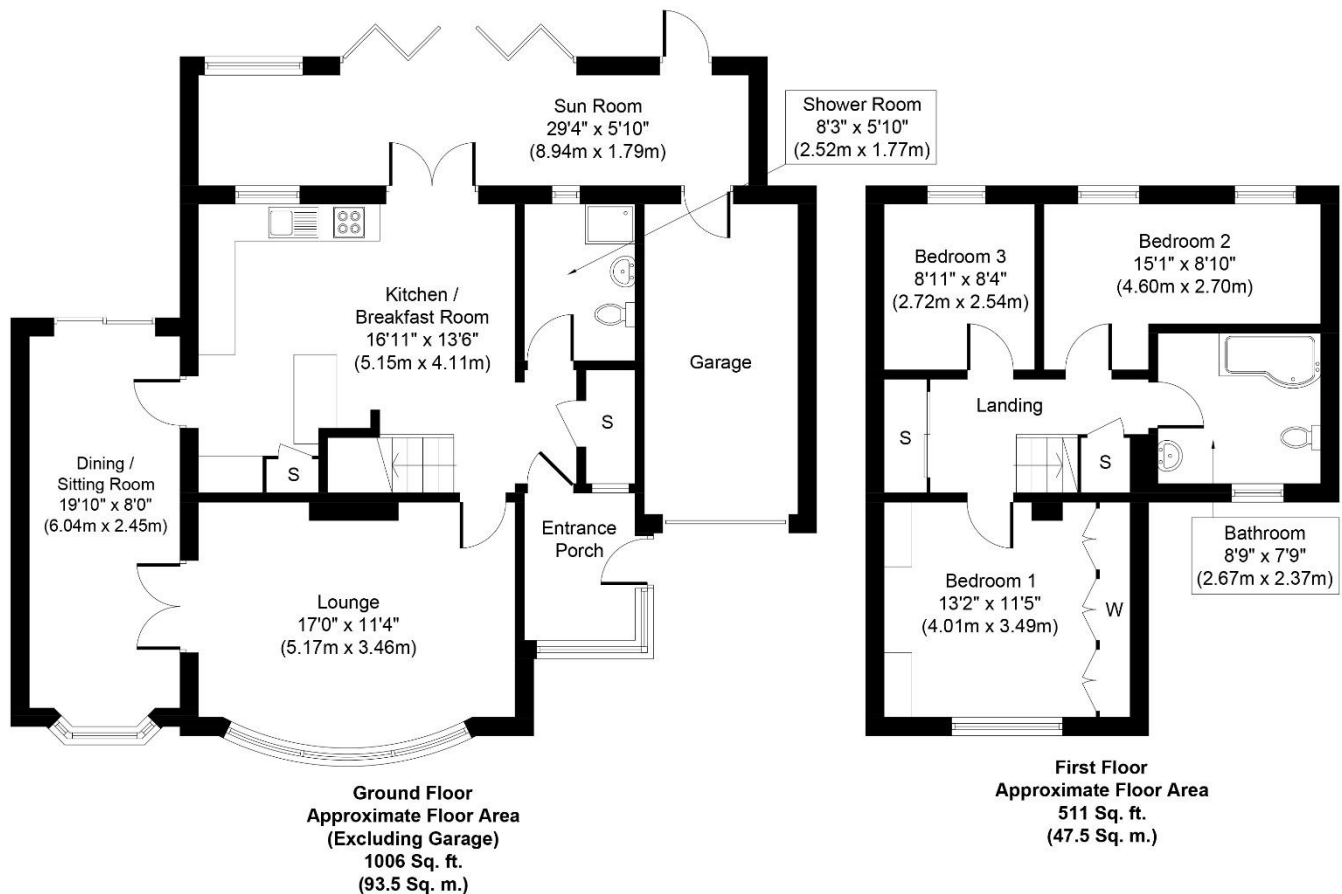
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For a free valuation on your property please do not hesitate to contact us Movenowproperties.com 01924 249349 / info@movenowproperties.com

Floor plans

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