

MoveNow Properties



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FOR SALE

Stoneybrook Close, West Bretton,

WF4 4TP

5 Bedroom, Detached House

£595,995



Movenowproperties are delighted to offer 5 bedroom, detached family home. Set in a semi rural location. Benefitting from off road parking, double garage, 3 large reception rooms and solar panels and heat pump for energy efficiency. Available with no chain.

- 5 bedrooms
- Family bathroom and plumbing in 2 bedrooms for potential en-suites
- Master bedroom with balcony overlooking farmland
 - 3 Reception Rooms
- Solar panels, heat pump and secondary glazing for energy efficiency
 - Well established gardens
- Double Garage with power and lighting
 - Available with No chain

Entrance Hall

A pleasant entrance with carpet flooring, radiator, alarm system and solid doors to downstairs wc, dining room, kitchen and living room.



Living Room

Measurements: 17' 9" x 11' 10" (5.40m x 3.61m)

A spacious living room with large double glazed bay window overlooking the front with secondary glazing offering lots of natural light, 2 radiators, tiled hearth with decorative interior and wooden surround. French doors opening to sun room.



Sun Room

Measurements: 24' 4" x 18' 3" (7.42m x 5.57m)

A fantastic second reception room, this spacious sun room has 2 radiators, double glazed windows overlooking the rear and side with patio doors opening to enclosed rear garden. Exposed stone, pitched roof and fitted shelving.



Dining Room

Measurements: 12' 3" x 11' 7" (3.74m x 3.52m)

A third reception room with radiator and double glazed window overlooking the front with secondary glazing.



Kitchen

Measurements: 12' 8" x 7' 10" (3.85m x 2.39m)

Having a range of wall and base high gloss units with complementary work surface upstand, sink with drainer grooves and chrome mixer tap, integrated Neff double oven and grill with separate four ring ceramic hobs, glass splash back and chrome cooker hood above. Integrated fridge / freezer, pull out pantry drawers and large pan drawers providing useful storage. Plumbing for a dishwasher. UPVC double glazed window overlooking the rear with secondary glazing and door providing access into the utility room.



Utility

Measurements: 7' 5" x 6' 5" (2.27m x 1.95m)

Offering additional work space and units, plumbing for washing machine, sink with mixer tap, external door leading to side offering easy access to the rear garage door and double glazed window overlooking the rear.



WC

A useful cloakroom with low flush w.c., wall hung wash basin with chrome mixer tap, half tiled walls, radiator and frosted double glazed window overlooking the front.

Stairs and landing

Located in the centre of the property having carpeted staircase, glass balustrade with solid wooden handrail, double glazed window overlooking the rear with secondary glazing, useful storage and doors to five bedrooms.



Master Bedroom

Measurements: 16' 10" x 14' 11" (5.12m x 4.54m)

A spacious bedroom with double glazed window with secondary glazing overlooking the front as well as a UPVC double glazed sliding patio door leading out to the elevated balcony overlooking the landscaped rear garden and farmland. Fitted wardrobes to one wall, solid wooden floor, radiator and larger than average shower cubicle with glass sliding door with chrome handle and mixer shower within. Fully tiled walls and wall mounted extractor fan within. Ceramic wash basin with chrome mixer tap built into high gloss vanity cupboards with chrome handles.



Bedroom 2

Measurements: 11' 10" x 9' 7" (3.61m x 2.91m)

A double bedroom with radiator, fitted wardrobes with dressing table and double glazed window with secondary glazing overlooking the front.



Bedroom 3

Measurements: 12' 5" x 11' 6" (3.79m x 3.51m)

A double bedroom with radiator, pedestal wash basin and double glazed window with secondary glazing overlooking the front.



Bedroom 4

Measurements: 8' 10" x 8' 0" (2.70m x 2.43m)

A double bed room with radiator and double glazed window with secondary glazing overlooking the rear.



Bedroom 5

Measurements: 9' 5" x 6' 9" (2.87m x 2.07m)

A double bedroom with radiator, fitted wardrobe and double glazed window with secondary glazing overlooking the front.



Bathroom

Measurements: 8' 2" x 5' 6" (2.50m x 1.67m)

A three piece suite comprising panelled bath with swinging glass shower screen, mixer tap and separate electric shower over, pedestal wash basin with mixer tap and low flush w.c. Tiled walls, central heating radiator, double glazed frosted window with secondary glazing overlooking the rear and extractor fan.



Outside

To the front of the property there is a larger than average L-shaped attractive lawned garden with planted borders flowing around the side of the property and a tarmac driveway providing ample off road parking for two vehicles leading the integral double garage with electric quarter panelled door and power and light within. There is a paved pathway leading to the front door with covered porch with planted border. The front garden is bordered by privet hedges making it completely private. A paved pathway leads down the left hand side with timber gate accessing the enclosed rear garden with attractive and well presented L-shaped lawn with mature trees within and privet hedges bordering making it completely private and not overlooked. The rear aspect of this property is completely open aspect behind the landscaped garden providing stunning views to the rear.



Solar Panels Owned

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

Tenure

Freehold

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

EPC

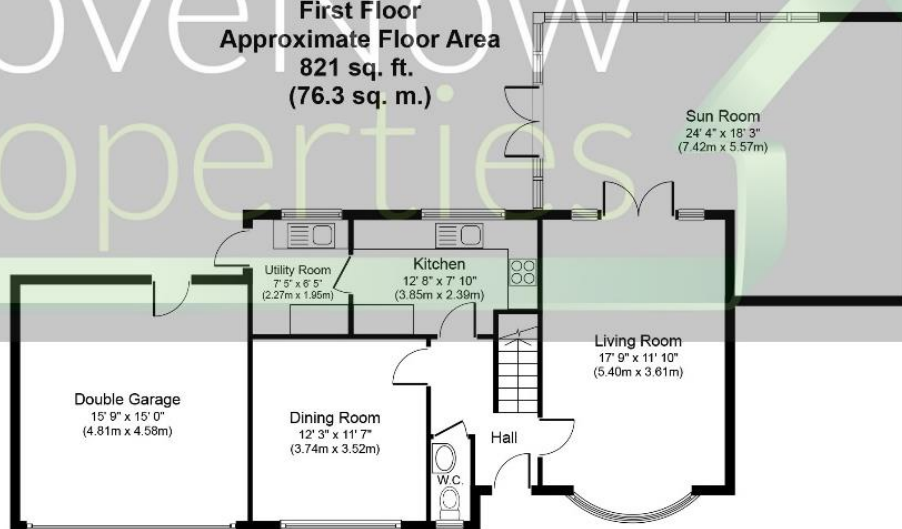
Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89
69-80	C	78	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificates/>

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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