

# MoveNow Properties



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## FOR SALE

Queens Drive, Wakefield,

WF5 0NG

**3 Bedroom, Semi -Detached**

**Guide Price £285,000 - £295,000**



Movenowproperties takes immense pleasure in presenting this 3-bedroom semi-detached property for sale. Boasting a private drive, expansive rear garden, 2 reception rooms, an outdoor bar and a double-length garage. Situated in a prime location this residence exemplifies the epitome of refined living.

- Elegant and inviting, this semi-detached residence boasts 3 bedrooms.
  - Private drive, ensuring hassle-free off-road parking.
- Expansive rear garden, providing ample space for relaxation and outdoor activities.
  - Outside insulated bar equipped with power, lighting, water, and wifi.
- 2 reception rooms, offering flexible spaces for various activities and family gatherings.
- Nestled in a sought-after area, this home combines a prime location with modern amenities, ensuring a lifestyle that is both sophisticated and convenient.
  - Truly a residence that must be viewed to be fully appreciated.

### Entrance Hall

Step into luxury through the inviting UPVC entrance door, complemented by frosted side glass that bathes the entrance hall in a soft, filtered glow. Your first impression is met with the comforting touch of plush carpeted flooring, creating an immediate sense of warmth and refinement.



### Living Room

**Measurements 12' 0" x 14' 1" (3.65m x 4.29m)**

Indulge in the luxurious ambiance as you step into the living room, where every detail has been curated for your utmost comfort and style. The plush carpet flooring beneath your feet invites you to sink into the serenity of this tastefully designed space.

A focal point of elegance awaits you in the form of a cosy gas fire, ensconced by a modern hearth that not only provides warmth but also serves as a visual centrepiece. The ambiance is further enhanced by the subtle glow of elegant wall lights, casting a gentle radiance that complements the room's sophisticated atmosphere.



## Dining Room

### Measurements 10' 7" x 10' 9" (3.23m x 3.28m)

Embark on a journey of discovery as you step into the expansive second reception room, a versatile space designed with both entertainment and relaxation in mind. The carpet flooring underfoot provides a luxurious foundation, adding an extra layer of comfort to this inviting room.

Enhancing the room's allure is a strategically placed radiator, ensuring that warmth and comfort accompany every moment spent in this space. As you explore further, you'll be captivated by the allure of patio doors that gracefully open to reveal the enclosed rear garden.



## Kitchen

### Measurements 6' 10" x 7' 5" (2.09m x 2.25m)

Modern wall and base units create a sleek and organized backdrop, complemented by stylish work surfaces adorned with a thoughtfully chosen splashback that adds a touch of contemporary flair. Culinary enthusiasts will appreciate the convenience and precision offered by the double Zanussi ovens and induction hob, complemented by a sleek cooker hood that adds a modern touch. Efficiency meets elegance with integrated appliances, including a fridge, creating a seamless and clutter-free aesthetic. Thoughtful design extends to practical spaces for a microwave and washing machine, ensuring that every aspect of your kitchen experience is both enjoyable and convenient.



## Stairs and Landing

Ascend the gracefully carpeted stairs to the landing, where an aura of sophistication awaits. The journey is guided by the soft glow from a frosted double-glazed window overlooking the side, casting a gentle light that complements the elegance of this space.

As you reach the landing, take note of the beautifully crafted banister, a subtle touch that adds a sense of refinement to your ascent.



### **Bedroom 1**

**Measurements 9' 11" x 14' 3" (3.01m x 4.35m)**

Indulge in the comfort and luxury of your spacious double bedroom, a haven designed for relaxation and rejuvenation. The plush carpet flooring beneath your feet invites you to unwind in a space that exudes warmth and tranquility.

Natural light streams through a large double-glazed bay window, offering a captivating view of the front surroundings and infusing the room with a bright, airy ambiance.



### **Bedroom 2**

**Measurements: 10' 9" x 10' 9" (3.27m x 3.28m)**

Discover another inviting double bedroom, thoughtfully designed to cater to your comfort and convenience. The soft carpet flooring creates a cozy and welcoming atmosphere, inviting you to step into a space that exudes relaxation.



### **Bedroom 3**

**Measurements 6' 8" x 8' 2" (2.03m x 2.50m)**

Step into a charming bedroom where comfort takes centre stage. The lush carpeted flooring invites you to indulge in a space that prioritizes coziness and relaxation. As you enter, the room is adorned with a strategically placed radiator, ensuring a comfortable and inviting atmosphere year-round.

A delightful feature of this charming bedroom is the double-glazed window overlooking the front.



## Bathroom

**Measurements 7' 2" x 4' 11" (2.18m x 1.5m)**

The tiled floors and walls exude sophistication while providing a clean and modern aesthetic that is both timeless and easy to maintain.

Indulge in the pleasure of a relaxing bath featuring an overhead main shower, perfectly enclosed by a sleek glass shower screen. This combination of functionality and style transforms your bathing experience into a moment of pure luxury.



## Toilet

**Measurements 4' 4" x 2' 7" (1.33m x 0.79m)**

The room is adorned with recessed spotlights, casting a gentle glow that adds to the overall ambiance and highlights the elegant features of the space. A low flush WC not only enhances water efficiency but also aligns with modern design sensibilities, demonstrating a commitment to both environmental consciousness and contemporary living.



## Outside

### Front

Whether you have multiple vehicles or simply appreciate the convenience of having your parking space, the private drive becomes a valuable asset, simplifying your day-to-day activities. Embrace the comfort and accessibility that comes with having your own off-road parking.

### Rear

As you step into this outdoor haven, you are greeted by a sprawling lawn that invites you to unwind and connect with nature.

The addition of artificial grass adds a touch of modernity to the landscape, offering a vibrant and evergreen backdrop that requires minimal maintenance.



### Outside Bar

**Measurements 13' 3" x 13' 3" (4.04m x 4.04m)**

The outside bar is not just a place to enjoy your favourite beverages; it's a complete entertainment hub. With power, lighting, Wi-Fi, and water at your fingertips, this space is ready to cater to your every need. The insulated wood exterior adds a touch of rustic charm while maintaining a comfortable atmosphere regardless of the weather.

Double-glazed windows frame delightful views of the surrounding outdoor beauty, creating a picturesque backdrop for your gatherings.





## Garage

### Measurements 10' 4" x 30' 5" (3.15m x 9.26m)

The double length of the garage provides abundant space, making it ideal for housing multiple vehicles or storing larger items such as bikes, equipment, or even serving as a hobbyist's haven.

## Shed

The large shed is designed to accommodate various storage needs, providing a secure and organized space for items such as garden tools, outdoor equipment, seasonal decorations, or any other belongings that benefit from a designated storage area. Its ample size ensures that you have the flexibility to utilize the space efficiently and keep your living areas clutter-free.

## Tenure

Freehold

## EPC

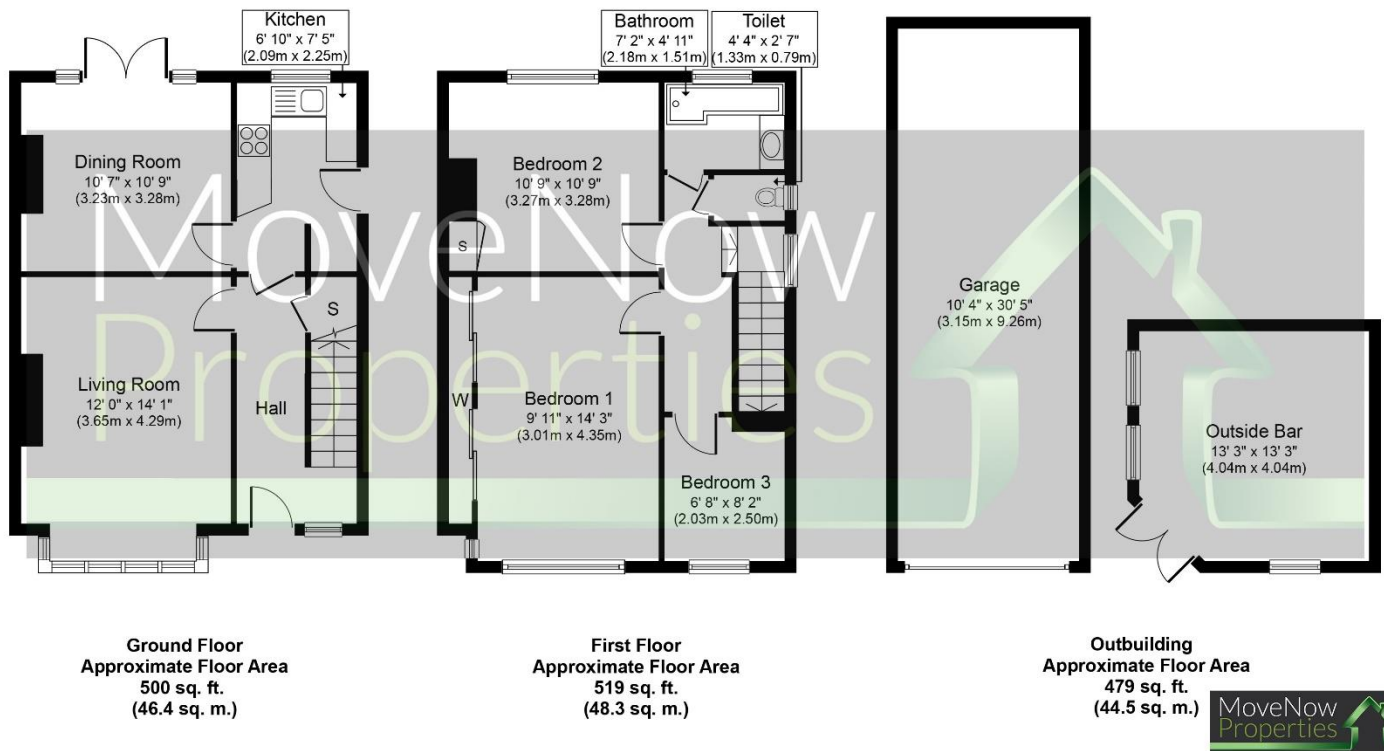
Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C		
55-68	D	62	
39-54	E		
21-38	F		
1-20	G		

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

## 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.



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