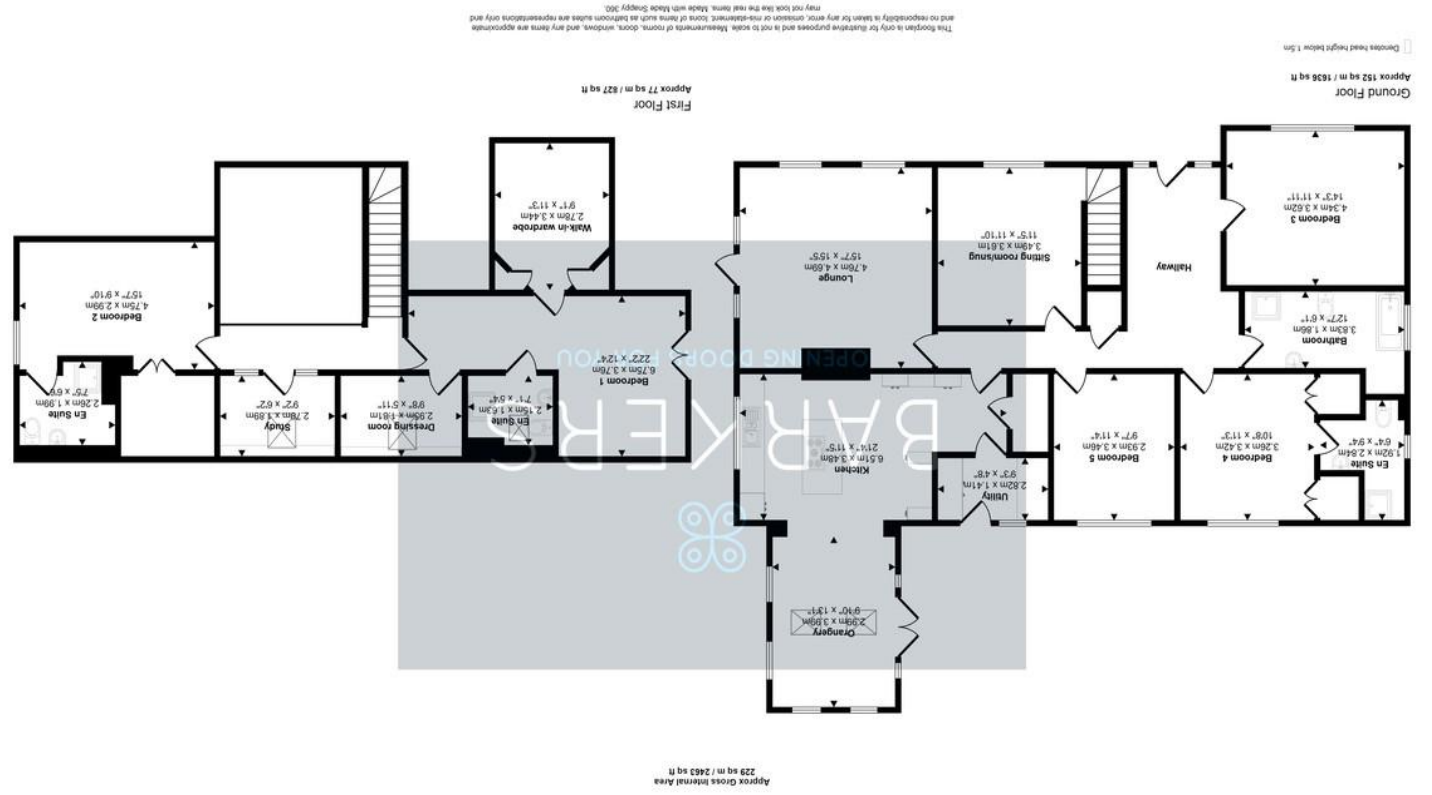


92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

80 C → 74 C →



BARKERS
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3 Bookers Field

Gomersal, BD19 4UE

Offers In Region Of £649,950

- ⊗ SUBSTANTIAL DETACHED FAMILY HOME
- ⊗ GENEROUS WRAP AROUND PLOT
- ⊗ DRIVEWAY, DOUBLE GARAGE
- ⊗ LOUNGE
- ⊗ KITCHEN, UTILITY ROOM & ORANGERY
- ⊗ FIVE BEDROOMS (THREE WITH EN-SUITE FACILITIES)
- ⊗ OFFICE
- ⊗ LUXURY HOUSE BATHROOM



Full Description

Occupying a generous wrap around plot in the select cul de sac of just five executive homes is this substantial FIVE bedroomed detached residence which offers spacious and beautifully presented accommodation and must be viewed to be appreciated. This property is tucked away in a quiet position yet within easy reach of excellent local schools, amenities, bus routes and just minutes from the M62 motorway network making it ideal for commuters. The property benefits from uPVC double glazing, gas central heating, security alarm system and CCTV. The accommodation briefly comprises: Entrance hall, lounge, kitchen, orangery, utility room, five bedrooms (three with en-suite facilities), office and a luxury house bathroom. Externally there is a driveway with electrically operated gates which provides private parking and leads to a detached double garage with a useful loft space. There are generous wrap around gardens which offer an ideal space for entertaining.

ENTRANCE HALL

A part glazed uPVC external door leads into the spacious L-shaped entrance hall which has Amtico flooring, inset spotlights to the ceiling and a useful built-in storage cupboard.

LOUNGE

15' 7" x 15' 5" (4.75m x 4.7m)

Featuring a limestone fireplace with a modern gas fire and bi-folding doors lead out to the side garden patio.

KITCHEN

21' 4" x 11' 5" (6.5m x 3.48m)

Fitted with a range of wall and base units with complementary granite work surfaces, splash back tiling and an inset sink with a mixer tap. Feature island unit with a seating area, useful pan drawers and a five ring gas hob with an extractor over. AEG built-in double electric oven, space for an American style fridge/freezer, useful pull out larder storage unit and an integrated dishwasher. There is a fireplace with a living flame gas fire, tiled flooring with under floor heating, inset spotlights to the ceiling and a modern vertical radiator. Doors lead to a useful storage pantry and into the utility room. An archway leads into the orangery.

ORANGERY

13' 1" x 9' 10" (3.99m x 3m)

Featuring two electrically operated velux windows allowing plentiful natural light, tiled flooring with under floor heating, Perfect Fit blinds and French doors lead out to the rear garden.

UTILITY ROOM

9' 3" x 4' 8" (2.82m x 1.42m)

Fitted with a range of fitted cupboards with useful work surface space, wine rack, plumbing for a washing machine and venting for a dryer. Tiled flooring with under floor heating, Perfect Fit blinds and a door leads out to the rear garden.

BEDROOM THREE

14' 3" x 11' 11" (4.34m x 3.63m)

Double room with laminate flooring.

BEDROOM FOUR

11' 3" x 10' 8" (3.43m x 3.25m)

Double room with fitted wardrobes providing plentiful storage and a door leads to the en-suite wet room.

EN-SUITE SHOWER ROOM

9' 4" x 6' 4" (2.84m x 1.93m)

This modern wet room has a walk-in shower area, W.C. and a wash basin inset into a vanity unit. Chrome heated towel radiator, inset spotlights to the ceiling and tiled walls and flooring.

BEDROOM FIVE

11' 4" x 9' 7" (3.45m x 2.92m)

Double room with inset spotlights to the ceiling.

LUXURY FAMILY BATHROOM

12' 7" x 6' 1" (3.84m x 1.85m)

Fitted with a four piece luxury white suite which comprises of a corner shower cubicle, Jacuzzi bath, W.C. and a wash basin mounted on a vanity unit. Inset spotlights to the ceiling, feature radiator and tiled walls and flooring with under floor heating.

SNUG/SITTING ROOM

11' 10" x 11' 5" (3.61m x 3.48m)

Featuring a vaulted ceiling and a staircase leads to the galleried landing.

FIRST FLOOR LANDING

Doors lead to two further double bedrooms and the home office. Inset spotlights to the ceiling.



BEDROOM ONE

This master bedroom suite features a Juliet style balcony, dressing room, en-suite shower room and a walk-in wardrobe.

DRESSING ROOM

9' 8" x 5' 11" (2.95m x 1.8m)

Velux window and inset spotlights to the ceiling.

WALK-IN WARDROBE

11' 3" x 9' 1" (3.43m x 2.77m)

Fitted with hanging rails and has inset spotlights to the ceiling. Doors lead to two useful loft spaces.

EN-SUITE SHOWER ROOM

7' 1" x 5' 4" (2.16m x 1.63m)

Fitted with a three piece suite with a double shower enclosure, W.C. and a wash basin inset into a vanity unit. Vinyl flooring, velux window and inset spotlights to the ceiling.

BEDROOM TWO

15' 7" x 9' 10" (4.75m x 3m)

Double room with a door leading to the en-suite shower room and a walk-in wardrobe/dressing room. Inset spotlights to the ceiling.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite which comprises of a shower cubicle, W.C. and a wash basin inset into a vanity unit. Part acrylic panelled walls, vinyl flooring and a heated chrome towel radiator.

STUDY

9' 2" x 6' 2" (2.79m x 1.88m)

Offering an ideal space for those who work from home.

EXTERIOR

Electrically operated gates lead to a block paved driveway which provides private parking and leads to a detached double garage with a useful loft space, power and light. This property has wonderful wrap around gardens. The front garden is lawned with well stocked borders and to one side of the property there is a wildlife garden with a pond and green house whilst to the other side there is a barked area and a selection of trees and shrubs including fruit trees. The rear garden is partially lawned with decked patio areas, summerhouse and two outdoor power points.

