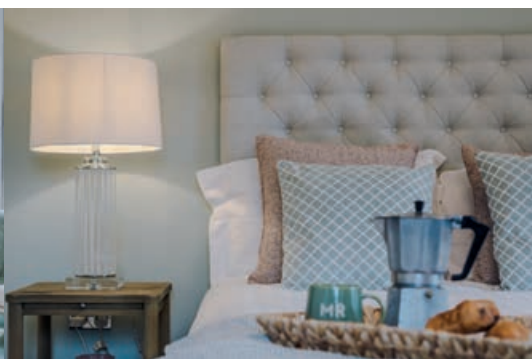




NO.2
ALEXANDRA LANE
FLOCKTON





NO.2
ALEXANDRA LANE
FLOCKTON

"The heart of contemporary village life"

Tucked away at the entrance of an exclusive development, 2 Alexandra Lane offers modern living in the serene village of Flockton. Originally designed as the show home, this four-bedroom detached home exudes style, functionality and a perfect blend of indoor-outdoor living.

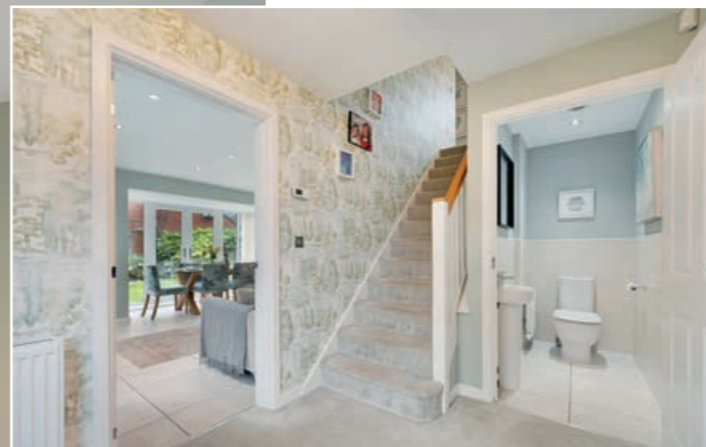
"We love opening the doors on a summer's day - it's where the inside meets the outside so effortlessly."

COME ON IN...

Step inside, and you'll immediately sense the warm and welcoming atmosphere of this modern home. The entrance hall leads you through to a spacious and airy living kitchen diner, a true heart of the home. Shaker style units in cream are topped by grey quartz worktops. Here there's an electric double oven, gas hob, integrated dishwasher and fridge freezer. Flooded with natural light from the French doors that open onto the lawned garden, the kitchen provides the perfect spot for both daily family life and entertaining guests.

Off the kitchen is a useful utility room with space for a washer dryer, storage in the under-stairs cupboard and an external door gives access to the side of the house and gardens.





FAMILY TIME...

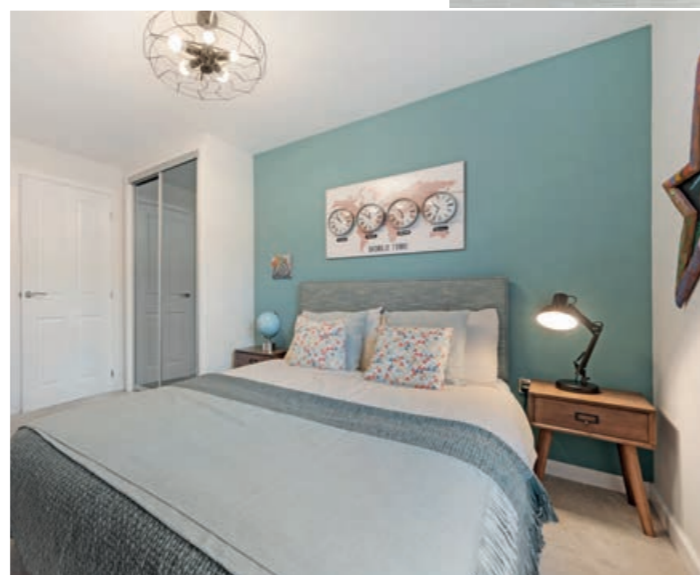
Off the central entrance hall is the living room, an inviting space where you can relax in comfort. Natural light is enjoyed with dual aspect windows and a bay window. Whether you're settling in with a good book or hosting family movie nights, this room offers endless versatility.

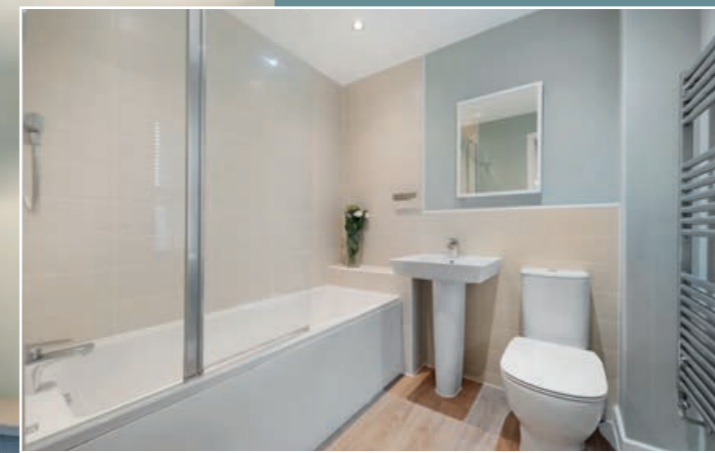
Completing the ground floor is a downstairs WC with wash handbasin, adding convenience to this thoughtfully designed layout.

"Each of the bedrooms feels so spacious, and the fitted wardrobes are an absolute dream for keeping everything organised."

TIME FOR BED...

Head upstairs, and you'll find that the sense of space and comfort continues. The principal suite offers a private retreat, complete with an ensuite shower room and spacious fitted wardrobes. Here, mornings are a breeze and evenings a sanctuary. Two further double bedrooms, each with fitted wardrobes, provide ample space for growing families or visiting guests, while the fourth bedroom offers versatility as a nursery or home office. A house bathroom serves these additional rooms with style and functionality, with a shower over the bath, wash hand basin and WC.





"We spend so much time in the garden during the summer - it's peaceful yet perfect for hosting friends."

OUTDOOR LIVING...

Outside, the garden is as much a feature as the interiors. The lawned area offers a private escape where you can enjoy al fresco dinners or simply relax with a morning coffee amidst the carefully planted borders. The home's prominent location within the estate gives it a real sense of distinction.

To the rear is a single garage and surfaced driveway perfect for two cars.

Living in Flockton brings a wonderful blend of village charm and modern convenience. With scenic walks right on your doorstep and easy access to local amenities, this is an ideal home for those looking for tranquility without being too far from the essentials.



NO.2
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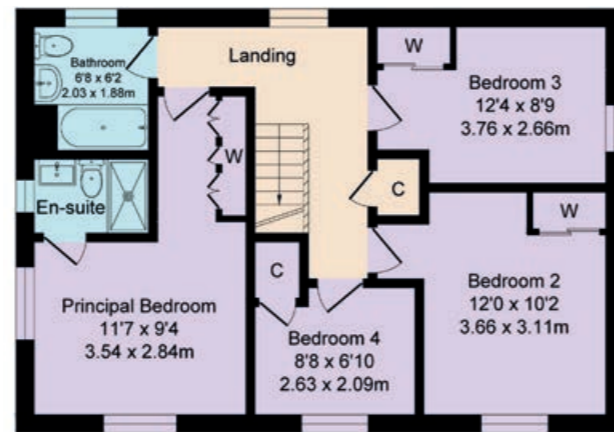
Total Approx. Floor Area 1527 Sq.ft. (141.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

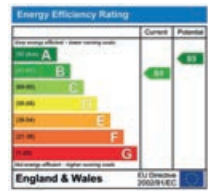


Garage
20'1 x 10'4
6.11 x 3.15m
Approx. Floor Area 207 Sq.Ft (19.2 Sq.M.)

Ground Floor
Approx. Floor Area 675 Sq.Ft (62.7 Sq.M.)



First Floor
Approx. Floor Area 645 Sq.Ft (59.9 Sq.M.)



FINER DETAILS

- Modern detached double-fronted home
- 4 bedrooms
- 2 bathrooms
- Living kitchen diner with French doors on to garden
- Garage & driveway parking
- Village location with semi-rural feel
- Good commuter links to Huddersfield, Wakefield, Barnsley & beyond via M1 or M62

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...

MILK:
Off licence (1 min walk)

CHEMIST:
Middlestown Pharmacy

WALK:
Lots of local trails straight from the front door

PUB:
The Ark

SCHOOLS:
Flockton First School (Good); Emley First School (Outstanding); Thornhill Community Academy (Good)

POI:
Yorkshire Sculpture Park; National Coal Mining Museum; Whistlestop Valley

PUBLIC TRANSPORT:
Bus stops on main road to Huddersfield, Wakefield & Barnsley



2 Alexandra Lane, Flockton, Wakefield WF4 4FA

presented by



 WHAT3WORDS: [neckline.tinned.ferrying](https://www.what3words.com/neckline.tinned.ferrying)

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