



3 Bed  
House - Detached  
located in Crofton



# 11 Dovedale Close

## Crofton

### Wakefield

#### WF4 1SS



## Offers over £235,000

\*\*\* DETACHED GARAGE AND OUTDOOR LIVING \*\*\* Nestled in the serene Dovedale Close, Crofton, Wakefield, this charming detached house offers a delightful blend of comfort and convenience. The property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The heart of the home is a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones. The layout is thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere throughout.

The property also boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this home is its proximity to picturesque fields, providing a wonderful opportunity for outdoor activities and leisurely strolls in nature.

Dovedale Close is situated in a peaceful neighbourhood, offering a sense of community while still being conveniently located near local amenities. This property presents a fantastic opportunity for those looking to settle in a tranquil yet accessible area. Whether you are a first-time buyer or seeking a family home, this delightful house is sure to impress.

### Entrance Hall

Double glazed composite front entrance doors opens into an inviting hallway with useful storage cupboard, smart thermostat, staircase leading off and inner door to living room,

### Living Room

14'11" max x 13'6"

This inviting living room offers a bright and comfortable space with a large window allowing natural light to fill the room. The neutral decor and soft carpeting create a warm atmosphere, ideal for relaxation or entertaining guests. The room features enough space for a generous seating arrangement, making it a perfect spot to unwind after a long day.

### Kitchen/Diner

13'7" x 10'5"

The kitchen/diner is a practical and modern space featuring light wood cabinetry contrasted with dark worktops and a tiled floor. Integrated appliances include an oven, hob with extractor, plumbing for dishwasher, and plumbing for washing machine, making daily chores easier. French doors open out to the rear garden patio, providing a pleasant view and access to outdoor seating. The room is well-lit with recessed ceiling lights and benefits from a window above the sink that adds extra daylight.

### Landing

The landing at the top of the stairs connects the bedrooms and bathroom. It is bright and airy, with a window flooding the space with natural light. Loft access hatch to part boarded loft with lighting.

### Bedroom 1

12'5" max x 8'2"

The main bedroom is a peaceful retreat with a soft carpet underfoot and neutral decor. A large window provides ample natural light, and the room has space for a double bed and additional furniture. The room feels cosy yet open, ideal for restful nights and quiet relaxation.

### Bedroom 2

13'2" x 7'7"

This double bedroom features soft carpeting and a simple yet stylish striped accent wall, creating a cosy ambiance. Its a functional space perfect for a guest room or child's bedroom. The room benefits from a window that lets in plenty of daylight, enhancing its inviting feel.

### Bedroom 3

9'5" max x 5'11"

A compact but well-lit bedroom ideal for a single bed or as a study space. The room has light walls and soft carpet, with a window that allows natural light to brighten the space. It offers a calm environment with enough room for essential furniture.

### Bathroom

The bathroom is fully tiled with a neutral, warm palette and decorative border tiles for a touch of style. It features a white suite including a bath, a separate walk-in shower, a pedestal sink, and a toilet. A window provides natural light and ventilation, while the overall design offers a clean and contemporary feel.



### Rear Garden

The rear garden is a welcoming outdoor space featuring a lawn bordered by a dark fence that provides privacy. A raised deck area with comfortable outdoor seating creates an ideal spot for relaxing or entertaining in warmer months. The garden benefits from a paved patio area beside the deck and is enclosed by brick walls and fencing for added seclusion. The garden is mainly west facing enjoying sunshine from midday to evening, during summer.

### Front Exterior

The exterior of the property presents a well-maintained frontage with a gravelled driveway providing parking for multiple vehicles. The brick-built detached home includes a modern entrance door and a bay front window. A side driveway leads to a garage with power and lighting, completing the practical outdoor space at the front of the house.





### Misv

New windows and doors approximately 2-3 years ago.

New combi boiler installed 2024

'Tadoo' smart thermostat which can pair with the thermostatic radiator valves.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WYNNSALESANDLETTINGS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

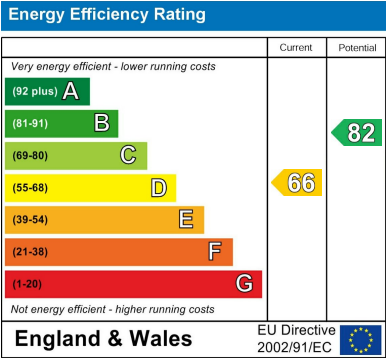






11 Dovedale Close, Crofton, Wakefield, WF4 1SS





**DIRECTIONS**

**CONTACT**

86 Millgate  
Ackworth  
WF7 7QD

E: [sales@wynnandco.co.uk](mailto:sales@wynnandco.co.uk)

T: 07901005018

