



**3 Bed**  
**Bungalow - Detached**  
**located in Crofton**

**Wynn & Co**  
Sales and Lettings 

22a Weeland Road  
Crofton  
Wakefield  
WF4 1LN



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£360,000

\*\*\* PRIVATE SECLUDED POSITION \*\*\* Nestled in a tranquil setting on Weeland Road in Crofton, Wakefield, this delightful detached bungalow offers a perfect blend of modern living and serene countryside views. The property boasts a approximately 992 square feet of well-designed space, making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you are welcomed by two spacious reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout. The bungalow features three comfortable bedrooms, each offering a peaceful haven for rest and rejuvenation.

The property includes a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this home is its secluded position, allowing for privacy while still enjoying the beauty of the surrounding fields. This picturesque setting is perfect for those who appreciate nature and desire a quiet lifestyle.

With its modern construction and thoughtful design, this bungalow is not only a comfortable living space but also a wonderful opportunity to enjoy the best of both worlds—convenience and tranquility. Whether you are looking to settle down or seeking a charming retreat, this property on Weeland Road is sure to impress.

## Entrance Hall

UPVC double glazed front door opens into a central hallway with living space to one side and bedrooms separated to the other.

## Living Room

14'3" x 12'1"

The living room is a cosy and inviting space, featuring a soft grey carpet and white walls that create a bright and airy atmosphere. A fireplace with a wood-burning stove acts as a charming focal point, complemented by tasteful furnishings and a window that lets in plenty of natural light. The room opens through an archway into a spacious family room, allowing for an open and connected feel between the two areas.

## Family Room

21'5" x 11'9"

This generous family room extends the living space with ample room for both seating and dining. Carpeted throughout in a soft grey tone to match the living room, it benefits from large windows and sliding patio doors that flood the space with natural light and provide access to the garden patio. The neutral décor and multiple ceiling lights create a welcoming environment perfect for relaxing or entertaining.

## Kitchen

11'2" x 11'1"

The kitchen offers a practical and well-equipped space for cooking and laundry tasks. It features cream wall and base units with a dark marble-effect work surface, integrated appliances including an oven and a stainless steel sink under a window that overlooks the garden. A door leads directly to the garden patio, making it convenient for outdoor dining or bringing in shopping. The walls are painted a rich green colour, adding a touch of character to the room.

## Bedroom 1

11'9" x 9'9"

The largest bedroom is painted in a calming teal shade. The room benefits from a large window featuring leaded glass detailing, which fills the room with natural light while maintaining privacy.

## Bedroom 2

11'1" x 8'9"

This second bedroom is decorated in a dark blue theme with matching walls and accessories. The large leaded window provides plenty of daylight, creating a cosy and functional space for rest or study.

## Bedroom 3

The third bedroom is a versatile room currently arranged as a dressing or craft room, with neutral walls and a large window allowing natural light to fill the space.

## Bathroom

The main bathroom is fully tiled in a warm beige tone with two leaded windows providing privacy and natural light. It includes a white bath with shower attachment, a modern wash basin set into a wood effect vanity unit, and a close-coupled WC. The room is well maintained and offers a comfortable and practical bathing space.



## Garden

The garden is a lovely outdoor space featuring a well-maintained lawn bordered by mature hedging and trees for privacy. A paved patio area adjacent to the house provides a perfect spot for outdoor seating or dining. There is also a detached double garage accessible via a private driveway, making the garden both attractive and practical for storage and parking.

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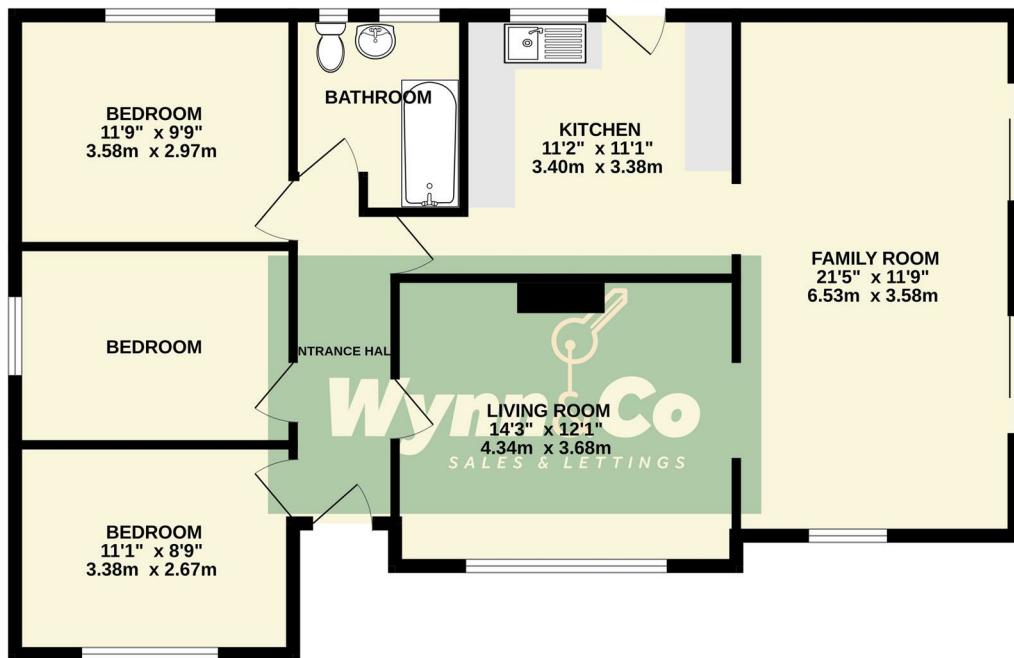




**22a Weeland Road, Crofton, Wakefield, WF4 1LN**



GROUND FLOOR  
992 sq.ft. (92.2 sq.m.) approx.



EXTENDED THREE BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA: 992 sq.ft. (92.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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