



**Buckthorne Drive, East Ardsley Wakefield WF3 2DA**



**welcome to**

## **Buckthorne Drive, East Ardsley Wakefield**

AMAZING FOUR BEDROOM DETACHED FAMILY HOME, having everything needed for modern day living with TWO RECEPTION ROOMS, GOOD SIZED CONSERVATORY, KITCHEN, UTILITY ROOM, DOWNSTAIRS WC, STUDY, ENSUITE facilities, MODERN HOUSE BATHROOM, AMPLE OFF STREET PARKING and ENCLOSED REAR GARDEN with FABULOUS VIEWS.

### **Entrance Hall**

uPVC double glazed door to the front, stairs leading to the first floor landing and access to the study and living room.

### **Study**

10' 9" x 7' 8" ( 3.28m x 2.34m )

uPVC double glazed window to the front, gas central heating radiator.

### **Living Room**

18' 8" x 10' 9" ( 5.69m x 3.28m )

uPVC double glazed window to the front, gas central heating radiator, sliding doors leading through to the dining room with fitted book cases surrounding.

### **Dining Room**

10' 8" x 8' 6" ( 3.25m x 2.59m )

Paneled wall, gas central heating radiator, open access into the kitchen and conservatory.

### **Conservatory**

12' 9" x 15' 3" ( 3.89m x 4.65m )

A spacious conservatory with uPVC double glazed windows and uPVC double glazed patio doors leading out to the garden.

### **Kitchen**

9' 2" x 13' 8" ( 2.79m x 4.17m )

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, integrated dishwasher and oven, gas hob, fitted extractor fan, space for an American fridge freezer, tiled flooring, gas central heating radiator, uPVC double glazed window to the rear, double glazed Composite door to the side.. Open access through to the dining room and door leading into the utility room and having access to the downstairs WC.

### **Utility Room**

5' 8" x 7' 9" ( 1.73m x 2.36m )

Space for a washing machine and tumble dryer, plenty of storage space, gas central heating boiler.

### **Downstairs Wc**

Having a low level flush WC, wash hand basin, tiled floor and gas central heating radiator.

### **First Floor Landing**

Loft access which is part boarded. Access to all four bedrooms and the house bathroom.

### **Bedroom One**

9' 7" x 11' 10" ( 2.92m x 3.61m )

Two uPVC double glazed windows to the front, gas central heating radiator, fitted wardrobes and access into the ensuite.

### **Ensuite**

Having a shower cubicle, low level flush WC, wash hand basin with vanity unit, chrome heated towel rail, tiled walls to all visible areas, uPVC double glazed window to the side.

### **Bedroom Two**

11' 9" x 8' 5" ( 3.58m x 2.57m )

uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes.

### **Bedroom Three**

10' 1" x 8' ( 3.07m x 2.44m )

uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Four**

7' 2" x 6' 11" ( 2.18m x 2.11m )

uPVC double glazed window to the rear, gas central



heating radiator.

### House Bathroom

A modern three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin with vanity unit, part tiled walls, heated towel rail, uPVC double glaze window to the side.

### Exterior

Spacious driveway to the front providing ample parking and to the rear is an easy to maintain tiered paved garden with a Composite decked area, perfect for seating/entertaining with wall and fence boundaries and having fabulous views overlooking fields.



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## Buckthorne Drive, East Ardsley Wakefield

- Four bedroom detached family home
- Modern and well presented throughout
- Good sized conservatory
- Spacious driveway
- Enclosed rear garden with fabulous views

Tenure: Freehold EPC Rating: Awaiting

**£380,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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