



Rein Road, Tingley Wakefield WF3 1JA

welcome to

Rein Road, Tingley Wakefield

FABULOUS SIX BEDROOM DETACHED FAMILY HOME, situated on the popular REIN ROAD, having everything needed for modern day living with THREE RECEPTION ROOMS, AMAZING OPEN PLAN KITCHEN/DINING/FAMILY ROOM, THREE ENSUITES, GARDENS and a TWO STOREY GARAGE with a SAUNA, GYM, OFFICE and SHOWER ROOM.

Entrance Hall

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing.

Downstairs Wc

Low level flush WC, wash hand basin, part tiled walls, chrome heated towel rail, uPVC double glazed window to the side.

Living Room

23' 7" plus bay x 23' 3" into recess (7.19m plus bay x 7.09m into recess)
uPVC double glazed bay window to the front, uPVC double glazed windows to the front and rear, multi-fuel burner set within the chimney breast, gas central heating radiator, French doors leading into the dining room.

Dining Room

13' 8" x 10' 9" (4.17m x 3.28m)
uPVC double glazed window to the rear, feature radiator.

Reception Room Three

13' 8" x 11' 6" (4.17m x 3.51m)
uPVC double glazed window to the side, gas central heating radiator, uPVC double glazed French doors leading out to the rear garden.

Kitchen/Dining/Family

38' 3" x 13' 11" into recess (11.66m x 4.24m into recess)
Has a fabulous fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated appliances include a fridge, dishwasher, washing machine, tumble dryer and a freezer, Range cooker, fitted extractor fan, space for a fridge, under floor heating, breakfast island, electric feature fire,

ceiling beams, uPVC double glazed windows to the front, side and rear and a Composite double glazed door to the side.

First Floor Landing

Storage cupboard, loft access which is part boarded and houses the solar panel generator. Access to all five bedrooms and the house bathroom.

Bedroom One

15' 9" into bay x 13' 5" (4.80m into bay x 4.09m)
uPVC double glazed windows to the front and side, fitted wardrobes, gas central heating radiator, access into the ensuite.

Ensuite

A shower cubicle, low level flush WC, wash hand basin.

Bedroom Two

15' 11" into bay x 11' 4" (4.85m into bay x 3.45m)
uPVC double glazed windows to the front and side, fitted wardrobes.

Bedroom Three

10' 4" x 14' 8" into recess (3.15m x 4.47m into recess)
uPVC double glazed windows to the side and rear, fitted wardrobes, gas central heating radiator and access into the ensuite.

Ensuite

Shower cubicle, low level flush WC, wash hand basin, part tiled walls.

Bedroom Four

10' 6" x 13' 4" (3.20m x 4.06m)
uPVC double glazed windows to the side and rear, fitted wardrobes, gas central heating radiator and access into the ensuite.





Ensuite

Shower cubicle, low level flush WC, wash hand basin.

Bedroom Five

7' 2" x 8' 2" (2.18m x 2.49m)

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

Bedroom Six

5' 8" x 11' 5" (1.73m x 3.48m)

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

House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, part tiled walls, chrome heated towel rail.

Exterior

Spacious block paved driveway providing ample off street parking and access to the double garage. Lawned garden to the front with fence and wall boundaries, decking and lawned area to the side with access to the under house and to the rear is a lawned garden with fence and wall boundaries.

Two Storey Garage

Electric roller shutter, composite double glazed door to the side, air conditioning unit with warm and cool air and a water heater for hot water. Access to the gym, sauna, shower room and office.

Gym

15' 8" x 13' 3" (4.78m x 4.04m)

uPVC double glazed window to the rear, air conditioning unit.

Office

5' 3" x 10' 9" into recess (1.60m x 3.28m into recess)

uPVC double glazed window to the front, air conditioning unit.

Sauna

Your own wellness retreat, offering relaxation and rejuvenation at the end of a busy day.

Shower Room

Shower cubicle, low level flush WC, wash hand basin.



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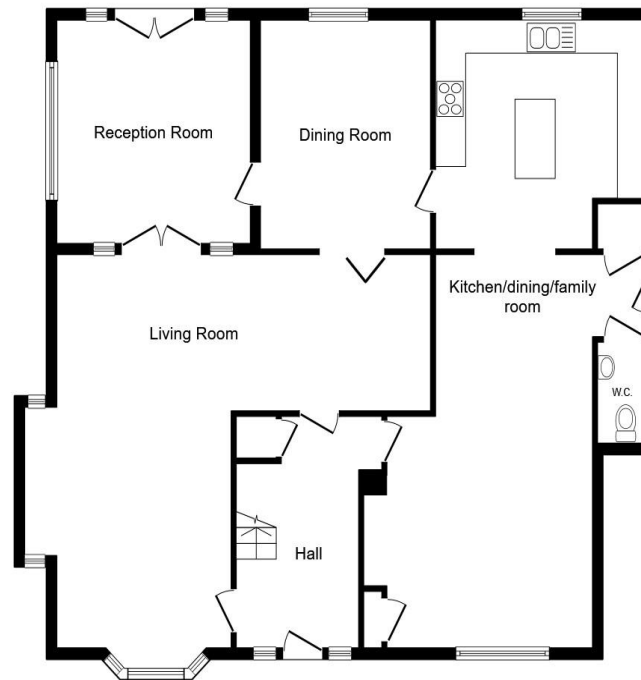
- Fabulous six bedroom detached family home
- Two storey garage with gym, office, sauna and shower
- Three reception rooms
- Open plan kitchen/dining/family room
- Three ensuites

Tenure: Freehold EPC Rating: C

Council Tax Band: F

offers over

£700,000



Ground Floor



First Floor

Total floor area 240.3 m² (2,586 sq.ft.) approx

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.propertybox.io



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Property Ref:
MLY109771 - 0004

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