



Stoneacre  
Properties



## Wigton Park Close

, LS17 8UH

£875,000



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## Entrance

Front door leads into Entrance Hallway which offers access to the Study, Lounge, Kitchen, Dining Room, w/c, and to upstairs.

## Study

8'2" x 10'5" (2.5 x 3.2)

Study is laid to carpet and is perfect for a home office.

## Kitchen/Breakfast Room

Kitchen has been fully refurbished within the last 12 months and is made up of wall and base units and comprises, dishwasher, integrated oven, gas hob with extractor above, undermounted sink, wine fridge, breakfast bar seating, all finished with quartz worktops.

## Utility Room

Utility Room is accessed off the Kitchen and offers access through to the integral garage.

## Integral Garage

18'1" x 16' (5.51m x 4.88m)

Double integral garage ideal for storage.

## Sun Room

12'7" x 14'6" (3.86 x 4.42)

Well appointed Sun Room offers a further reception room and opens up to the garden.

## w/c

Downstairs w/c comprises toilet and sink.

## Lounge

13'1" x 18'1" (4 x 5.52)

Large Lounge is laid to carpet and features a bay

window to the front elevation of the property and a feature fireplace. Double internal doors lead through to the Dining Room, which when opened up provide a fantastic open plan layout for hosting and socialising.

## Dining Room

13'1" x 9'0" (4 x 2.76)

Dining Room runs off the Lounge but also has separate access via the Hallway. Laid to carpet and leads through to the Conservatory.

## Conservatory

10'0" x 12'7" (3.06 x 3.84)

Conservatory provides a further reception room which again opens up to the garden and patio area. With the internal double doors open between the Lounge and Dining Room and the conservatory open to the Dining Room it provides a fantastic open plan space.

## Master Bedroom

13'4" x 15'1" (4.08 x 4.6)

Master bedroom is laid to carpet and is complete with fitted storage, and bay window. En-suite bathroom accessed off the bedroom.

## Master en-suite

Newly fitted en-suite bathroom comprises toilet, sink, and walk in shower.

## Bedroom 2

15'5" x 18'8" (4.72 x 5.7)

Spacious double bedroom laid to carpet complete with en-suite bathroom.

## En-suite

Large en-suite complete with shower, toilet and sink.

### Bedroom 3

13'4" x 9'0" (4.08 x 2.76)

Double bedroom laid to carpet with window to rear elevation of the property overlooking the garden.

### Bedroom 4

8'10" x 10'5" (2.7 x 3.2)

Further double bedroom, laid to carpet with fitted storage.

### Bedroom 5

8'10" x 6'6" (2.7 x 2)

Single bedroom laid to carpet.

### House Bathroom

Newly fitted bathroom comprises shower over bath with glass shower screen, toilet and sink.

### External

Externally, the property boasts driveway that leads up to double integral garage and a front garden laid to lawn. To the rear, an East facing garden laid to lawn with patio area situated between the Sun Room and Conservatory. Mature shrubbery provides privacy from surrounding properties.



## Road Map



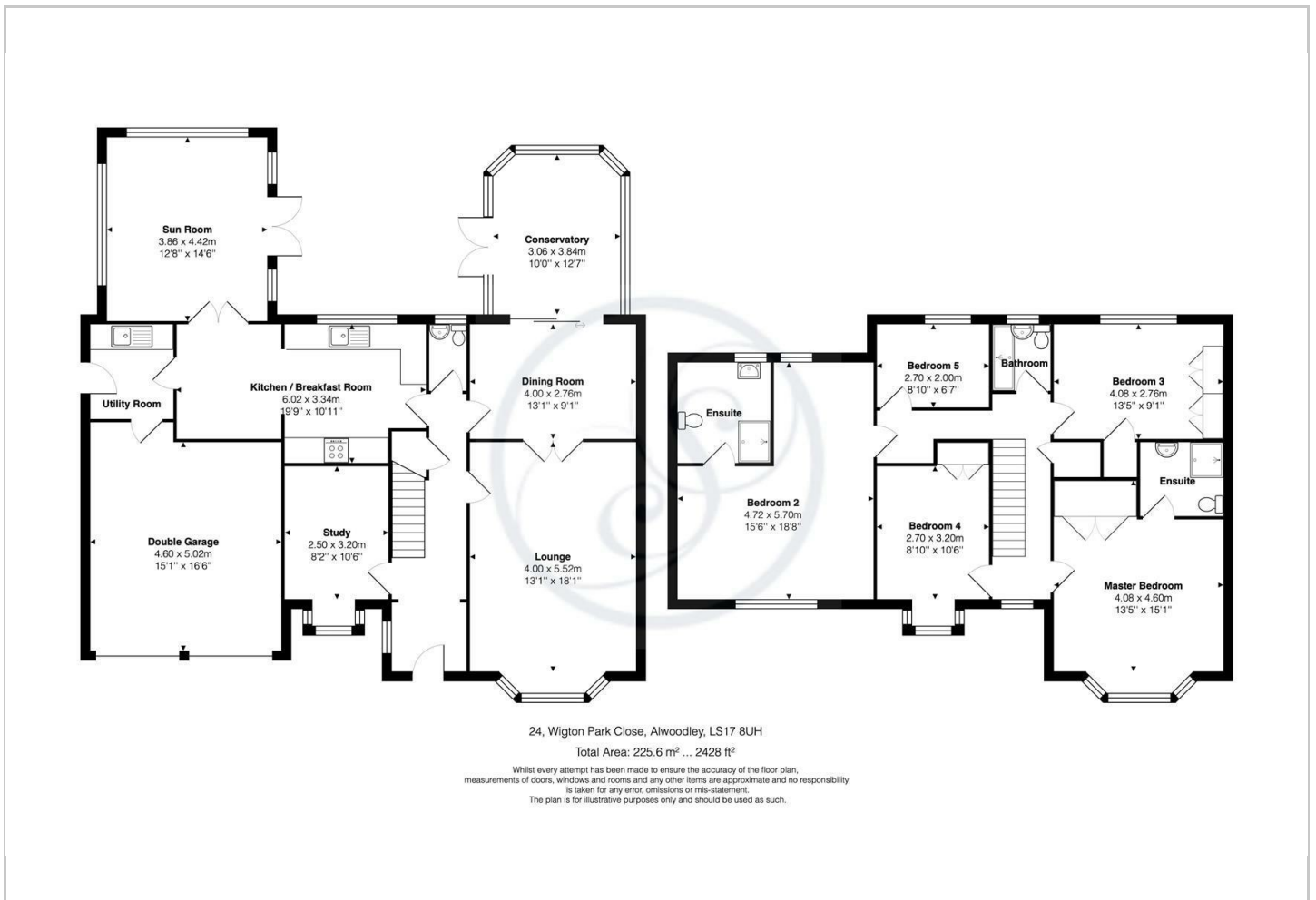
## Hybrid Map



## Terrain Map



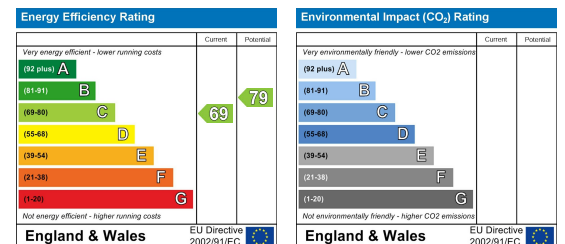
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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