

FOR SALE



Lawns Court, Carr Gate

4 Bedrooms, 3 Bathroom, Detached House

£449,950

MARTIN&CO



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4 Bedrooms, 3 Bathroom

£449,950

- STUNNING FOUR BEDROOMED DETACHED HOUSE
- HIGHLY REGARDED AND MUCH SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- IMMACULATELY PRESENTED TO A

Martin & Co - Wakefield are absolutely delighted to present to the open market this Impressive and Beautifully presented Four Bedroomed Three bathroom Detached Family Home situated in a popular and highly regarded location amongst similar other properties. Benefitting from many attractive and appealing features including a South Facing aspect to the rear, being refitted to a high standard including all bathrooms and kitchen, and neutrally decorated throughout, we strongly recommend an early internal inspection to avoid disappointment. The property is offered with NO ONWARD CHAIN! Do not delay, book your viewing today!

ENTRANCE HALL Part glazed Composite front entrance door, Alarm control panel, quality wood effect flooring, useful storage/cloaks cupboard off, 2 central heating radiators, double multi-paned French Doors opening to the Lounge, Courtesy door to the integral garage, Doors leading to Ground floor Cloaks/WC, Dining Room and Kitchen/Breakfast Room, turned staircase leading up to the first floor landing.



LOUNGE 18' 6" x 11' 1" (5.64m x 3.38m) Having a gas coal effect fire inset to a feature fire surround with decorative cast iron tiled inset and tiled hearth. Two central heating radiators, PVCu double glazed Bow window to the front elevation with deep display sill and fitted window blinds. Two wall light points, TV Point, Double doors opening to the Dining Room, positioned to the front.

DINING ROOM 11' 10" x 8' 10" (3.61m x 2.69m) Central heating radiator, quality wood effect flooring, PVCu double glazed French Doors with fitted blinds, opening to the rear. Door leading into the Kitchen/Breakfast Room. Positioned to the rear.

KITCHEN/BREAKFAST ROOM 15' 4" x 13' 2" (4.67m x



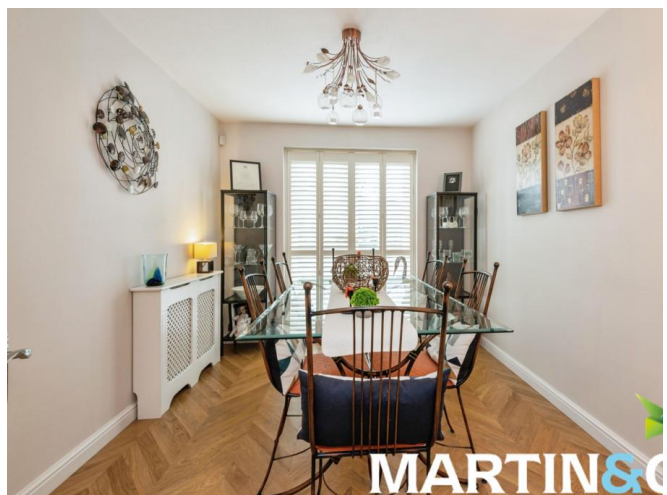
4.01m) Being re fitted with a sleek modern range of extensive soft closing wall, base units and drawers with contrasting counter tops and Ceramic inset one and a half deep bowl, single drainer sink with mixer tap, Four ring Induction hob with stainless steel and glass extractor over, built in double oven/grill and microwave, Integrated Fridge, Freezer and Dishwasher, Island unit with low level storage cupboard and drawers with drop down breakfast bar, Under Unit lighting and LED Plinth Lighting, Continuing quality wood effect flooring, Wall mounted modern vertical panel radiator, two PVCu double glazed windows with fitted blinds, PVCu double glazed rear entrance door leading to the rear south facing patio and garden, space for a small table and chairs or a sofa, Positioned to the rear.

GROUND FLOOR CLOAKROOM/WC Being refitted with a two piece white suite comprising of a floating sink and a low flush wc, Chrome ladder style towel radiator, Tiled floor, Part tiled walls, PVCu double glazed obscure window with fitted blind.

FIRST FLOOR LANDING A spacious landing leading to all four bedrooms and main house bathroom. Access point to loft, Airing cupboard off having a radiator and shelving, PVCu double glazed obscure window to the side elevation with fitted blinds, Central heating radiator.

MASTER BEDROOM 15' 3" x 10' 10" (4.65m x 3.3m) Having built in wardrobes, central heating radiator, three feature arched PVCu double glazed windows to the front elevation each with fitted blinds, door to en suite, positioned to the front.

ENSUITE 8' 6" x 5' 5" (2.59m x 1.65m) Being refitted with a three piece suite comprising walk in double sized shower enclosure with glass screen and mains shower, square wash basin with low level storage and matching fitted vanity wall cabinet with mirror above, low flush wc, matching Tall Boy, chrome ladder style towel radiator, PVCu double glazed obscure window with fitted blinds, tiled floor, being majority tiled to the walls to compliment the suite, PVC clad ceiling,



positioned to the front.

BEDROOM TWO 13' 0" x 8' 6"
(3.96m x 2.59m) Double built in wardrobe, Central heating radiator, two PVCu double glazed windows with fitted blinds, Door to en suite shower room, positioned to the rear.

ENSUITE TWO 5' 8" x 3' 11" (1.73m x 1.19m) Being refitted with a two piece suite comprising of a fully tiled recessed shower enclosure and mains shower, hand wash basin with low level storage, chrome ladder style towel radiator, PVCu double glazed obscure window with fitted blinds, PVC cladding to ceiling, positioned to the side.

BEDROOM THREE 9' 11" x 8' 9"
(3.02m x 2.67m) Double built in wardrobe, central heating radiator, two PVCu double glazed windows with fitted blinds, positioned to rear.

BEDROOM FOUR 9' 11" x 6' 8"
(3.02m x 2.03m) Central heating radiator, PVCu double glazed window with fitted blinds. Positioned to the rear.

HOUSE BATHROOM 8' 6" x 5' 1"
(2.59m x 1.55m) Being refitted with three piece white suite comprising rectangular bath with central mixer tap, vanity sink unit with low level storage, low flush wc, chrome ladder style towel radiator, part tiled to the walls, tiled floor, PVC cladded ceiling, positioned to the side.

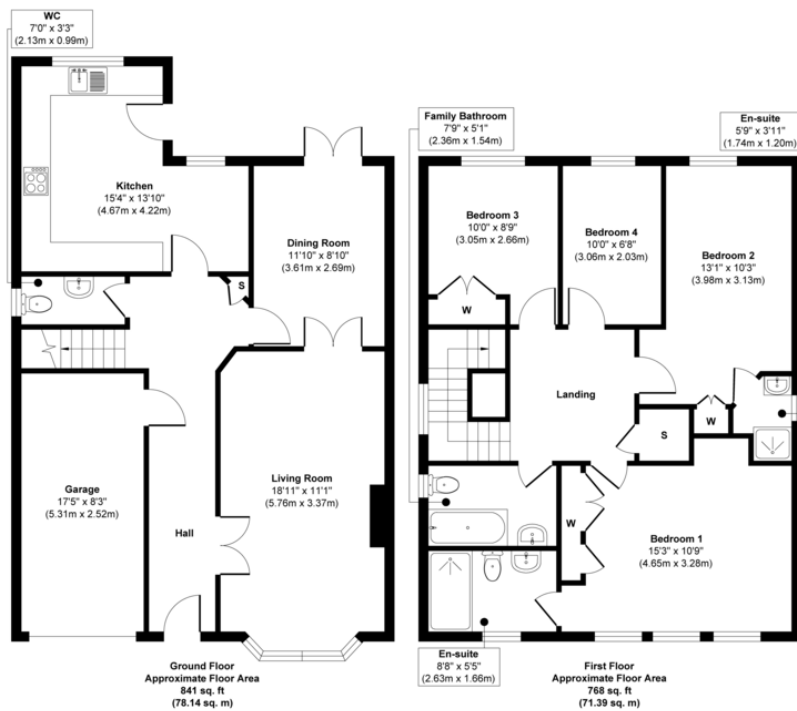
OUTSIDE To the front is an open plan style neat established lawned garden with a variety of plants and shrubs, a double width driveway leads to an integral garage. The rear is fully enclosed and benefits from a South facing aspect and offers a high degree of privacy. There is a good sized paved patio, seating/entertaining area in front of an established lawned garden with a variety of plants and shrubs to the borders. Timber garden shed. Outside tap and external solar lighting.

GARAGE 17' 5" x 8' 3" (5.31m x 2.51m) Being plumbed for a washing



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Approx. Gross Internal Floor Area 1609 sq. ft / 149.53 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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