

**FOR SALE**



**Portland Road, Wakefield**

**5 Bedrooms, 3 Bathroom, Detached House**

**Offers In Excess Of £485,000**

**MARTIN&CO**



## Portland Road, Wakefield

5 Bedrooms, 3 Bathroom

Offers In Excess Of £485,000

- STUNNING 5 BED DETACHED HOUSE
- FOUR DOUBLE BEDROOMS (MASTER ENSUITE) PLUS LARGE SINGLE
- TWO RECEPTION ROOMS

Martin & Co - Wakefield are privileged to introduce to the sales market this outstanding five-bedroom detached family residence. Built in 2022 by award winning Charles Church, it is a true masterpiece of modern luxury living. Offering expansive, beautifully appointed accommodation finished to an impeccable standard throughout, perfect for both grand entertaining and intimate family life. This exceptional home epitomises luxury living. With the rare advantage of no onward chain this magnificent property is ready for you to move straight in. Homes of this prestige are seldom available - seize the opportunity to make it yours and book your exclusive viewing today!

**ENTRANCE HALL** Spacious entrance hall featuring a composite front door and a PVCu double-glazed window. The area is finished with high-quality wood-effect LVT flooring and includes a central heating radiator. A practical understairs storage cupboard with built-in shelving offers additional convenience. Stairs lead to the first floor, while internal doors provide access to the living room, snug/dining room/playroom, ground floor cloakroom/WC, and the open-plan living/dining/breakfast kitchen.

**LIVING ROOM** 17' 0" x 11' 4" (5.18m x 3.45m) This inviting front facing room boasts a stylish feature fireplace surround, housing a remote-controlled electric fire with a realistic virtual flame log effect fire that adds warmth and ambiance. A central heating radiator ensures consistent comfort, while a large PVCu double-glazed window at the front allows natural light to flood the space, enhancing its welcoming atmosphere. Newly fitted carpet in 2024.

**SNUG/DINING ROOM/PLAYROOM** 9' 11" x 9' 4" (3.02m x 2.84m) This adaptable room, perfect as a dining area or children's playroom, features a central heating radiator for year-round comfort. A PVCu





double-glazed window, positioned to the front of the property, allows ample natural light to brighten the space while offering improved insulation and a pleasant view. Newly fitted carpet in 2024.

radiators, recessed ceiling lighting, and high-quality wood-effect LVT flooring throughout, creating a warm and contemporary feel ideal for family living and entertaining

**KITCHEN/BREAKFAST/FAMILY ROOM 28' 0" x 12' 8" (8.53m x 3.86m) reducing to 10' 7"** The kitchen area is well-appointed with a stylish range of modern high gloss fitted wall, base units, and drawers, all topped with luxurious quartz countertops and upstands. It features an inset one-and-a-half deep bowl sink with a sleek pull-out spray mixer tap, a four-ring gas hob with a stainless steel extractor hood above and a matching quartz splashback, and a double built-under oven/grill. There is plumbing and space provided for a dishwasher, along with ample room for a full-size double fridge freezer. A PVCu double-glazed window brings in natural light, and a door leads conveniently through to the utility room. The kitchen seamlessly opens into the dining/living area, where twin sets of PVCu double-glazed French doors lead out to the rear garden. The space benefits from two central heating

**UTILITY ROOM 5' 10" x 5' 8" (1.78m x 1.73m)** Utility room with a countertop that includes an inset single-bowl stainless steel sink, mixer tap, and drainer. It also features a continuing double under-counter high gloss storage cupboard, concealed space and plumbing for a washing machine, central heating radiator, high-quality wood-effect LVT flooring, extractor fan, composite side entrance door, and a concealed Ideal gas combination boiler. Positioned to the side

**GROUND FLOOR CLOAKROOM/WC 5' 8" x 3' 1" (1.73m x 0.94m)** Cloakroom/WC featuring a two-piece modern white suite, including a vanity sink unit with a low-level storage cupboard and a low-flush WC. The room also offers a central heating radiator, high-quality wood-effect LVT flooring, extractor fan, and part-tiled lower walls to complement the suite.



**FIRST FLOOR LANDING** First-floor landing providing access to all five bedrooms and the main family bathroom/WC. The landing also includes a loft access point and a useful storage cupboard. Newly fitted carpet to the stairs and landing in 2024.

**MASTER BEDROOM** 14' 5" x 14' 3" (4.39m x 4.34m) to maximum point The master bedroom is generously sized and boasts a range of built-in wardrobes, complete with three sliding mirror-fronted doors, offering ample storage space. The room is filled with natural light, thanks to two large PVCu double-glazed windows that overlook the front of the property. The spacious layout provides plenty of room for additional furniture, while a central heating radiator ensures year-round comfort. Newly fitted carpet in 2024. A door leads directly to the en-suite bathroom, enhancing the privacy and convenience of the room. Positioned at the front of the house, this bedroom offers a peaceful and inviting retreat

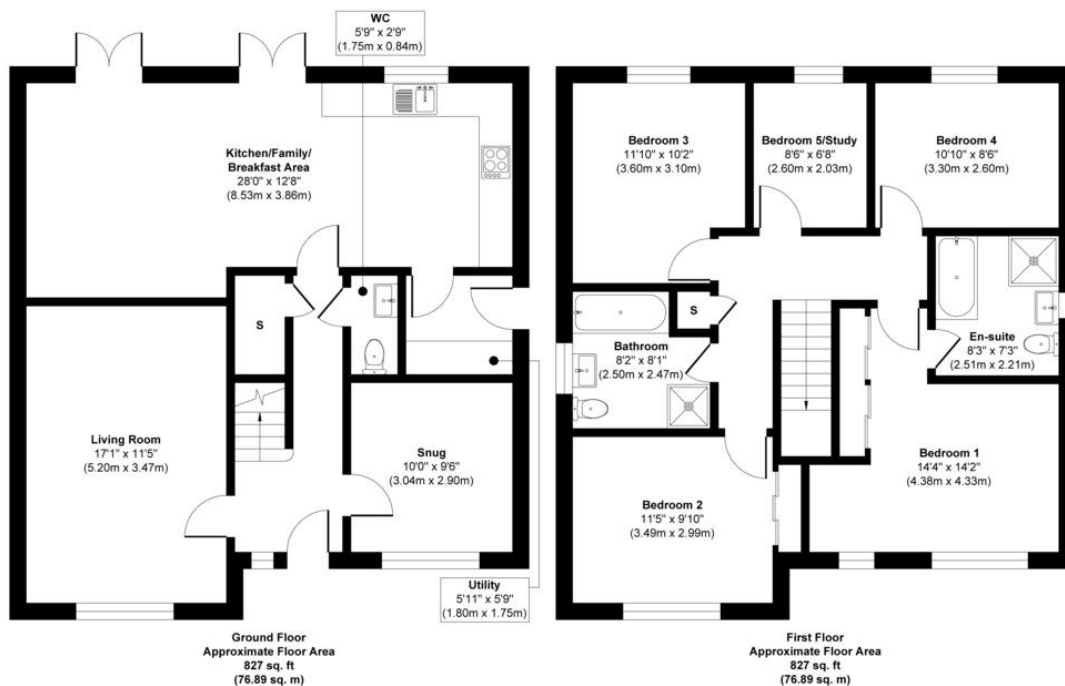
**EN SUITE** 8' 2" x 7' 5" (2.49m x 2.26m) The en-suite bathroom boasts a stylish four-piece modern white suite, including a spacious rectangular bath, a large shower cubicle with a glass sliding door for easy entry, a pedestal wash basin, and a low flush WC. The room is further enhanced with a chrome ladder-style towel radiator, providing both function and a sleek design. Ceramic tiled flooring adds a contemporary touch, while the lower walls are part-tiled to complement the suite. Recessed ceiling lights offer a clean, streamlined look, and an extractor fan ensures ventilation. A PVCu double-glazed obscure window allows natural light to flow in while maintaining privacy. The en-suite is positioned to the side, offering a peaceful, private space.

**BEDROOM TWO** 11' 5" x 9' 8" (3.48m x 2.95m) Bedroom two features a double recessed wardrobe with sliding mirror-fronted doors, offering convenient and



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**Approx. Gross Internal Floor Area 1654 sq. ft / 153.78 sq. m**

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

Produced by Elements Property

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