



Honeysuckle Barn, The Paddocks, Woodhouse Lane
East Ardsley, Wakefield



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East Ardsley, Wakefield, WF3 2JZ



Nestled within a modern gated development on a generous plot, this bespoke four bedroom detached family home offers an exceptional blend of space and luxury. Boasting generously proportioned interiors and expansive wrap around gardens, this property provides a perfect setting for family living and outdoor entertaining.

The property is approached via a welcoming spacious entrance hall with an impressive vaulted ceiling providing access to the study, cosy lounge with feature log burner and stunning open plan lounge/dining/kitchen with high quality quartz work surfaces, two sets of aluminium anthracite sliding doors creating an indoor-outdoor living, with dining area and living area. There is a separate utility room and downstairs w.c. A feature staircase with oak handrail and glass balustrade leads to the first floor which leads to the principal bedroom complete with en suite shower room, three further bedrooms, bedroom two with en suite facilities and an impressive family bathroom. The property boasts beautifully landscaped gardens with the front garden featuring an attractive lawn, mature shrubs, and trees, all framed by a planted bed border and a charming Indian stone pathway leading to the front door. Enclosed by timber fencing, this serene space offers privacy and curb appeal. The rear garden continues the theme with a well maintained lawn, mature planting, and an Indian stone patio, the perfect space for outdoor dining and entertaining. An anthracite electric gate opens to a spacious tarmac driveway, providing ample off-road parking and leading to a double garage.

This exceptional home is situated in East Ardsley and surrounded by fields with far reaching views, this property enjoys a picturesque setting while offering convenient access to local amenities and schools. With close proximity to the M1 and M62 motorway links, it's perfect for those looking to travel further afield.





ACCOMMODATION

ENTRANCE HALL

Anthracite aluminium double glazed door with windows floor to ceiling panels surrounding, vaulted ceiling, engineered oak flooring with underfloor heating, two velux skylights, stairs to the first floor landing with oak railing and glass balustrade, set of double doors leading through to the open lounge/dining/kitchen and doors to the study and lounge.

STUDY

Anthracite UPVC double glazed windows to the front elevation, underfloor heating, door to a storage/cloakroom cupboard and spotlights to the ceiling.

LOUNGE

Two Anthracite UPVC double glazed windows to the front elevation, underfloor heating and log burning stove with limestone hearth, surround and mantle.

OPEN PLAN LOUNGE/DINING/KITCHEN

Range of wall and base units with quartz work surface and mirrored glass splash back, 1 1/2 inset stainless steel sink and drainer with insinkerator mixer tap. Central island with matching quartz work surface over and base units. Breakfast bar area, four ring Zanussi induction hob with built in extractor to ceiling, integrated Zanussi double oven, integrated dishwasher integrated full length fridge and freezer. Integrated wine cooler, downlighting and kickboard lighting. Two UPVC anthracite double glazed windows to the side elevation, spotlights to the ceiling, two sets of aluminium anthracite sliding doors to the rear garden creating an indoor-outdoor living space and log burner style gas stove with limestone hearth and mantle. Door leading through to the utility space, engineered oak flooring with underfloor heating and spotlights to the ceiling.

UTILITY

Range of wall and base units with laminate work surface over, inset stainless steel sink with mixer tap, space and plumbing for a washing machine and tumble dryer. Underfloor heating, Composite rear double glazed door, spotlights to the ceiling, door to the downstairs w.c. and double door to the storage cupboard housing the combi boiler.

W.C.

Anthracite UPVC double glazed frosted window to the front elevation, extractor fan, underfloor heating, low flush w.c., wall mounted ceramic wash basin with mixer tap and spotlights to the ceiling.

FIRST FLOOR LANDING

Galleried landing with oak railing and glass balustrade overlooking the entrance hall, vaulted ceiling with two velux skylights and spotlights. Doors to four bedrooms and the family bathroom.





PRINCIPAL BEDROOM

Vaulted ceiling, fitted wardrobes with sliding mirror doors, central heating radiator, two anthracite UPVC double glazed windows to the rear elevation and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

Three piece suite comprising concealed cistern low flush w.c., double walk through shower cubicle with glass shower screen, overhead shower and shower head attachment, wash basin with mixer tap, storage below and LED mirror. Velux skylight, spotlights to the ceiling and extractor fan.

BEDROOM TWO

Vaulted ceiling, central heating radiator, anthracite UPVC double glazed window to the rear elevation and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

Three piece suite comprising low flush w.c., wash basin with mixer tap and storage below and shower cubicle with glass shower screen shower head attachment and overhead shower. Fully tiled walls and floor. Anthracite UPVC double glazed window to the side elevation, chrome ladder style radiator, spotlights to the ceiling and extractor fan.

BEDROOM THREE

Anthracite UPVC double glazed window to the rear elevation, vaulted ceiling, loft access and central heating radiator.

BEDROOM FOUR

Spotlights to the ceiling, velux skylight and central heating radiator.

FAMILY BATHROOM/W.C.

Four piece suite comprising concealed cistern low flush w.c., wash basin with mixer tap and storage below, bath with mixer tap and shower head attachment and shower cubicle with glass shower screen, shower head attachment and overhead attachment. Fully tiled walls and floor. Velux skylight, access to the storage eaves, chrome ladder style radiator, spotlights to the ceiling and extractor fan.

OUTSIDE

To the front of the property the garden is laid to lawn with planted bed border and mature shrubs and trees throughout with an Indian stone paved pathway to the front door, surrounded by timber fencing. The rear garden is mainly laid to lawn with planted bed border and mature shrubs throughout incorporating an Indian stone paved patio area, perfect for outdoor dining and entertaining, enclosed by timber fencing and walls. There is an anthracite electric gate providing access to an expansive tarmac driveway providing off road parking for several vehicles leading to the double garage.

DOUBLE GARAGE

Anthracite electric roller door to the front, electric car charging port, power and light with vaulted ceiling and side access door.

COUNCIL TAX BAND

The council tax band for this property is TBC.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.



OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

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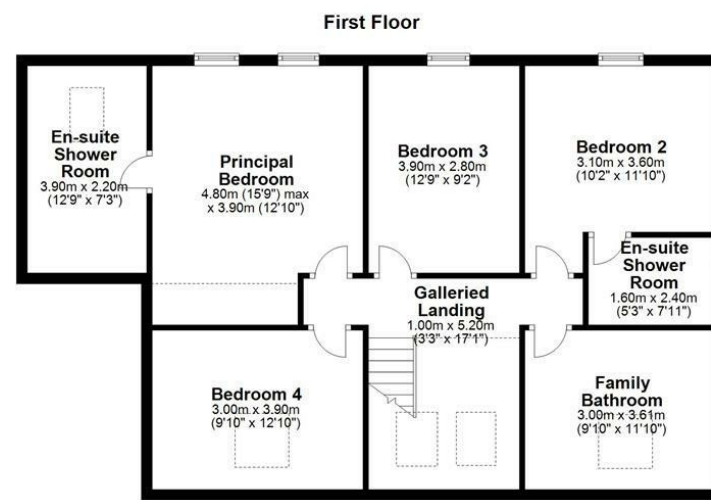
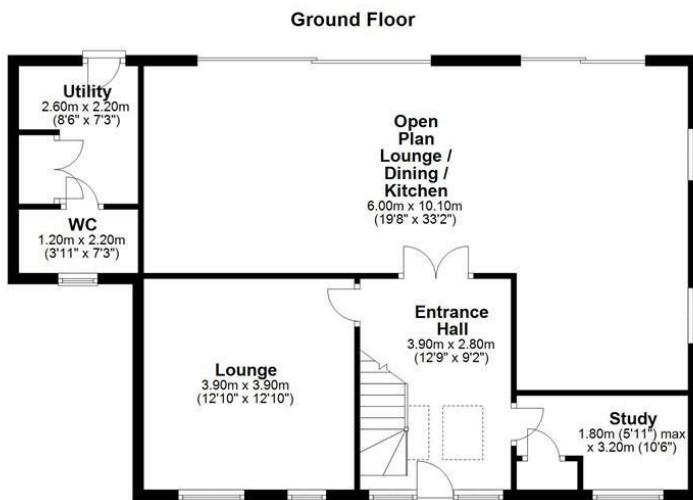
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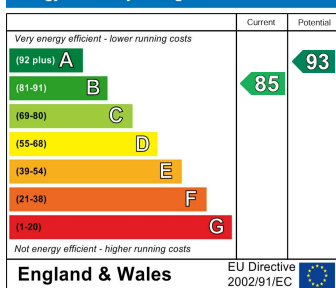
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