



WOODTHORPE LANE
SANDAL



23 WOODTHORPE LANE

SANDAL, WAKEFIELD, WF2 6JG



A grandly proportioned detached family home, beautifully finished in an effortlessly elegant style, commanding a generously proportioned plot in this highly desirable and fashionable area.

Presenting four bedrooms, each with en suite facilities, this thoughtfully designed home is approached via a central reception hall that provides a stylish welcome through double doors. To one side of the hallway there is a large living room whilst to the other side there is a spacious office also overlooking the front garden. Spanning the rear of the house there is an enviable living dining kitchen fitted to a stunning standard in a contemporary style with high gloss units, Corian worktops and integrated appliances as well as a matching breakfast bar. The kitchen flows round into a family room with two sets of bi-folding doors out to the garden. There is a games room in addition and the ground floor accommodation is completed by a laundry room, boot room and w.c.

To the first floor, a galleried landing leads to a main bedroom suite that has a generous walk-in wardrobe off the bedroom as well as a large and luxuriously appointed en suite. Each of the three further bedrooms also has its own on suite facilities.

From the roadside, a turn-in leads up to automated gates through which is a broad parking/turning area leading up to the double garages, each with automated doors. The front garden is laid mainly to lawn with specimen shrubs and is of excellent proportions, whilst around to the rear there is an expansive garden laid mainly to lawn with large paved seating areas, substantial summer house currently used as a gymnasium, further secret garden area and an outside entertaining space with built-in bar, barbecue, covered seating and fish tank.

The property stands on a substantial plot extending to 0.54 acres (0.22 Hectares) in this heart of this highly sought after area in Sandal, within very easy reach of a range of shops, schools and recreational facilities. A broader range of amenities in the city centre of Wakefield and the national motorway network is readily accessible.





ACCOMMODATION

RECEPTION HALL

Double composite front entrance doors with glazed side screens, two old school style radiator and staircase to the first floor landing with contemporary glazed banisters.

LIVING ROOM

A grandly proportioned room with a large window to the front, old school style radiator, contemporary style laminate flooring and a feature fireplace with a tiled hearth (not currently in use).

OFFICE

Window to the front, double central heating radiator and a former fireplace reveal.

LIVING DINING KITCHEN

Finished in a striking contemporary with high gloss white fronted wall and base units with Corian worktops incorporating a double sink unit and five ring gas hob. Built-in oven and microwave, integrated extractor, integrated dishwasher, matching breakfast bar, wide bi-folding out to the patio to the rear and central heating radiator. Adjoining sitting area with provision for a wall mounted television, two further central heating radiators and bi-folding doors to the outside entertaining area to the side.

GAMES ROOM

Large window to the front, double central heating and built-in bar.

LAUNDRY ROOM

Window to the rear, composite external door to the side, a range of fitted cupboard with high gloss white fronted units, laminate worktops incorporating a stainless steel sink unit, space and plumbing for a washing machine, space for a tumble dryer, double central heating radiator and tiled floor.

BOOT ROOM

Fitted with a range of full-height cupboards.

DOWNSTAIRS W.C.

Two piece white and chrome cloakroom suite comprising low suite w.c. and vanity wash basin with cupboards under. Part tiled walls, central heating radiator and extractor fan.

FIRST FLOOR LANDING

A spacious landing with a large picture window to the front and contemporary glazed banisters.

MASTER BEDROOM

Window to the front, double central heating radiator and loft access point.

DRESSING ROOM

Fitted rails, shelving and drawer units.

EN SUITE BATHROOM/W.C.

A luxuriously spacious room stylishly fitted with a five piece contemporary white and chrome suite comprising freestanding bath with shower attachment, separate wide shower cubicle with twin-head shower and body jets, twin wash basins with drawers under and a low suite w.c. with concealed cistern. Tiled floor, frosted window to the side and central heating radiator.





BEDROOM TWO

Window to the front, central heating radiator, provision for a wall mounted television and fitted wardrobes with matching desk unit and drawers.

EN SUITE BATHROOM/W.C.

A further spacious and luxuriously appointed en suite fitted with a four piece white and chrome contemporary suite comprising panelled bath with shower attachment over, separate shower cubicle with twin-head shower, vanity wash basin with drawers under and a low suite w.c. with concealed cistern. Fully tiled walls and floor, chrome ladder style heated towel rail and extractor fan.

BEDROOM THREE

Window overlooking the rear garden and central heating radiator.

EN SUITE SHOWER ROOM/W.C.

Fitted in a modern contemporary style with a wide shower cubicle with twin-head shower, vanity wash basin with drawers under and a low suite w.c. Tiled floor, part tiled walls, chrome ladder style heated towel rail, extractor fan and frosted window to the rear.

BEDROOM FOUR

Window overlooking the rear garden, central heating radiator and provision for a wall mounted television.

EN SUITE BATHROOM/W.C.

Frosted window to the rear and fitted with a white and chrome three piece suite comprising panelled bath with twin-head shower over and folding glazed screen, vanity wash basin with drawers under and a low suite w.c. Tiled floor, part tiled walls, chrome ladder style heated towel rail and extractor fan.

OUTSIDE

The property is approached via an automated gate with off road turn-in which leads through to a broad surfaced parking area which in turn leads to the garage. Immediately in front of the house there is a broad block paved courtyard area beyond which is a spacious lawn with specimen planted shrubs. The principal gardens lie to the rear of the house where there is an expansive lawn and seating area with steps down to a further block paved seating area and summer house currently used as a gymnasium. To the southern side of the house there is a lovely outside entertaining area with a built-in bar, covered seating area, built-in barbecue and fish tank. To the rear of the garage there is a further courtyard with a gate leading through to a secret garden area. Wooden shed.

GARAGE ONE

22' 3" x 10' 5" (6.8m x 3.2m)

Automated up and over doors to both the front and rear.

GARAGE TWO

18' 0" x 9' 6" (5.5m x 2.9m)

Up and over door to the front and a personal door from garage one.

BOILER ROOM

Housing the Worcester Bosch gas fired central heating boiler and a large insulated and pressurised hot water cylinder.

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 six local offices.

LAYOUT 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.

OTHER INFORMATION:

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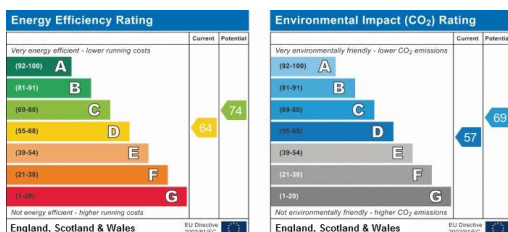
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