



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
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## 21 Oakdene Drive, Crofton, WF4 1RH

### For Sale Freehold Offers In The Region Of £400,000

A fantastic opportunity to purchase this impressive four bedroom detached family home, located on a modern and highly attractive residential development.

The property benefits from an extended, open plan bespoke kitchen featuring quartz work surfaces and a range of integrated appliances. This outstanding space flows seamlessly into a dedicated dining area, enhanced by a pitched roof, double glazed Velux style windows, and French doors opening onto the landscaped rear garden. The kitchen provides access to a separate utility room, which houses a downstairs W.C. and an understairs storage cupboard. The ground floor also offers a spacious living room, along with a converted garage currently utilised as an additional sitting room. To the first floor, the landing leads to four well proportioned double bedrooms. The principal bedroom benefits from a contemporary en suite shower room, while a modern three piece family bathroom serves the remaining bedrooms. Externally, the property boasts a double tarmac driveway providing off road parking. The front garden is attractively landscaped with a lawn and hedge border, and an electric car charging point is conveniently located to the side. A paved pathway leads through a timber gate to a discreet bin storage area. The enclosed rear garden features an Indian stone paved patio ideal for alfresco dining. The garden enjoys planted borders on three sides, a central pebble pathway, and a timber patio area positioned at the far corner. Additional features include a second Indian stone patio, two timber storage sheds, timber fencing to all boundaries, and a built in water feature pond situated below the dining area window.

The property is ideally located within walking distance of local amenities and well regarded schools, with regular bus routes providing access to Wakefield city centre. The M62 motorway is just a short drive away, offering excellent connectivity for travel further afield.

An internal inspection is highly recommended to fully appreciate the quality and accommodation this superb home has to offer.

#### IMPORTANT NOTE TO PURCHASERS

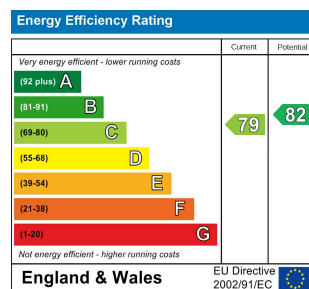
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

#### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
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\*your home may be repossessed if you do not keep up repayments on your mortgage



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## ACCOMMODATION

### ENTRANCE HALL

A composite front entrance door opens into the entrance hall, which features a staircase with a solid wooden handrail leading to the first floor landing. There are three internal doors providing access to the living room, sitting room, and bespoke kitchen.

### LIVING ROOM

11'1" x 16'11" [3.39 x 5.16m]

UPVC double glazed window to the front aspect.



### SITTING ROOM

8'8" x 17'10" [2.66m x 5.45m]

UPVC double glazed window to the front, a range of base units.

### KITCHEN

13'8" x 14'8" [4.17m x 4.48m]

Opening into the dining room and a door into the utility room. A range of wall and base units with quartz worksurfaces and tiled splashbacks, sink and drainer with mixer tap, centralised island providing breakfast bar seating for four and incorporates integrated wine fridges to either side. The integrated appliances comprises of a fridge, freezer, twin oven and grill, five ring gas hob with extractor hood over and a dishwasher.

### DINING ROOM

8'6" x 10'8" [2.60m x 3.26m]

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, two Velux windows, electric panel heater.



### UTILITY ROOM

9'2" x 5'7" [max] x 3'6" [min] [2.80m x 1.71m [max] x 1.07 [min]]

UPVC double glazed window to the rear, composite entrance door to the rear, extractor fan. Doors to the downstairs W.C. and the understairs storage cupboard. A range of wall and base units, plumbing for a washing machine and space for a tumble dryer.

### DOWNSTAIRS W.C.

3'1" x 5'6" [0.95m x 1.70m]

Frosted UPVC double glazed window to the rear, central heating radiator, extractor fan. Wash basin with mixer tap and a low flush W.C..

### FIRST FLOOR LANDING

UPVC double glazed window to the rear, central heating radiator, fully boarded loft. Doors to four bedrooms, the house bathroom and an airing cupboard.

### BEDROOM ONE

11'0" x 17'2" [max] x 13'1" [min] [3.37m x 5.24m [max] x 4.0m [min]]

UPVC double glazed window to the front, central heating radiator, door into the en suite shower room.



### EN SUITE SHOWER ROOM

5'10" x 6'5" [max] x 3'8" [min] [1.78m x 1.97m [max] x 1.13m [min]]

Frosted UPVC double glazed window to the front, chrome towel radiator, extractor fan. A three piece suite comprising of a pedestal wash basin with mixer tap and tiled splashback, a low flush W.C. and an enclosed shower cubicle with folding glass doors and a mixer shower.

### BEDROOM TWO

10'5" x 10'11" [3.19m x 3.34m]

UPVC double glazed window to the rear, central heating radiator.



### BEDROOM THREE

9'0" x 12'5" [2.76m x 3.80m]

UPVC double glazed window to the front, central heating radiator.



### BEDROOM FOUR

8'7" x 9'1" [2.64m x 2.77m]

UPVC double glazed window, central heating radiator.

### BATHROOM

6'7" x 7'3" [2.02m x 2.22m]

Frosted UPVC double glazed windows to the side, chrome towel radiator, extractor fan.

A three piece suite comprising of a panelled bath with mixer tap, glass shower screen and a mixer shower over, low flush W.C., pedestal wash basin with mixer tap and tiled splashback.



### LOFT

The loft is fully boarded, providing useful additional storage.

### OUTSIDE

To the front of the property is an attractive lawned garden with mature hedging and a double tarmac driveway offering off road parking for two vehicles. Additional features include a paved pathway with lawn and pebbled edging, a timber gate leading to a side area, and an electric vehicle charging point. The rear garden features an Indian stone paved patio ideal for outdoor dining, with steps leading to a lawned garden with planted borders and a central pebbled pathway. A timber decked seating area is positioned at the far end of the garden. There is a further paved patio area to the side, two timber sheds for storage, timber fencing to all boundaries, and a decorative water feature with pump.



### COUNCIL TAX BAND

The council tax band for this property is E.

### 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.

### EPC RATING

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

### VIEWINGS

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