



5 Bed
House - Detached
located in

2 Royal Troon Mews Wakefield WF1 4JL



Asking price £550,000

Nestled in the tranquil cul-de-sac of Royal Troon Mews, Wakefield, this impressive detached house offers a perfect blend of modern living and comfort. Built in 2010, the property spans an expansive 1,847 square feet, providing ample space for families of all sizes.

Upon entering, you are greeted by three well-appointed reception rooms, each designed to cater to various needs, whether it be entertaining guests or enjoying quiet family time. The heart of the home is undoubtedly the spacious living areas, which are filled with natural light, creating a warm and inviting atmosphere.

The property boasts five generously sized bedrooms, ensuring that everyone has their own private retreat. With three bathrooms, including en-suites, morning routines will be a breeze, providing convenience and privacy for all family members.

Outside, the private garden offers a serene escape, perfect for outdoor gatherings or simply enjoying a peaceful afternoon in the sun. The double garage adds to the practicality of the home, providing ample storage space and secure parking.

This delightful residence in Royal Troon Mews is not just a house; it is a place where cherished memories can be made. With its modern features and ideal location, it presents an exceptional opportunity for those seeking a family home in Wakefield.

Reception Hall

The entrance hall welcomes you with a bright and airy atmosphere, enhanced by a high ceiling and an eye-catching pendant light. It features solid wood (Canadian Maple) flooring which flows through into the living room. The hall includes access to a convenient downstairs cloakroom housing WC and wash basin, a useful storage cupboard, and leads directly to the staircase ascending to the upper floors.

Living Room

13'11" x 12'2"

The living room is a welcoming space with wooden flooring and neutral walls, complemented by a dark accent wall that adds depth to the room. Large windows and a set of double doors open into the adjoining conservatory, allowing natural light to flood the room and offering views over the garden. The room comfortably accommodates multiple seating arrangements, making it ideal for relaxing or entertaining.

Conservatory

12'1" x 11'3"

The conservatory is a bright and airy addition to the home, featuring underfloor heating and a glass roof that flood the space with natural light. It extends the living area out into the garden, with glass bi-fold doors opening to a spacious decking area. The light, neutral furnishings create a calm, relaxing space where you can enjoy views of the garden in all seasons.

Sitting/Dining Room

9'9" x 8'10"

The sitting/dining room is a cosy, intimate space with light walls and wooden flooring. It is ideal for use as a formal dining room or additional sitting room, with a window providing natural light and views to the front of the property.

Kitchen/Breakfast & Family Room

21'6" x 10'2"

The kitchen, breakfast and family room is a spacious and functional area with ample natural light from dual aspect windows to the front and rear. It benefits from a tiled floor for easy maintenance and practical use. The kitchen is fitted with light wood cabinetry, contrasted by darker work surfaces and a stylish mosaic tile splashback. The room accommodates breakfast seating at a central island and with space for either further dining or further living, making it perfect for family life and casual dining.

Utility Room

8'0" x 5'3"

The utility room is well-appointed with matching cabinetry and work surfaces, providing practical space for laundry appliances and additional storage. A door leads out to the garden, enhancing the functionality of this space for everyday household tasks.

First Floor Landing

The first floor landing provides access to three bedrooms and two en-suites, with a bright, neutral decor and carpeted flooring creating a calm, restful feeling.

Bedroom One

21'6" x 10'2"

Bedroom One is an impressive, spacious double room with soft carpeting underfoot and large dual aspect windows that offer plenty of natural light. It benefits from a fitted wardrobe and a contemporary ensuite shower room, creating a private retreat within the home.

Ensuite Shower Room

A well presented shower room with neutral walls and mosaic effect tiling comprising a shower cubicle with mains shower, low level WC and pedestal wash hand basin.

Bedroom Two

12'2" x 9'11"

Bedroom Two is a well-proportioned double room with neutral decor and carpeting, featuring a built-in wardrobe and an ensuite with a shower room, offering added convenience and privacy.



Ensuite Shower Room

A well presented shower room with neutral walls and mosaic effect tiling comprising a shower cubicle with mains shower, low level WC and pedestal wash hand basin.

Bedroom Five

9'11" x 8'11"

Bedroom Five is a comfortable single room with soft carpeting, receiving natural light from a front-facing window, making it suitable as a child's room, guest room, or study.

Landing 2nd Floor

The second floor landing is a simple, bright space with carpeted flooring, providing access to the two bedrooms and bathroom on this level.



Bedroom Three

14'10" x 10'2"

Bedroom Three is a spacious double room with neutral decor and carpeting. It benefits from a large window that fills the room with natural light and offers views to the front of the property.

Bedroom Four

14'10" x 10'4"

Bedroom Four is a generous double room with neutral tones and soft carpeting, featuring a large window with front garden views, creating a tranquil and restful atmosphere.



Bathroom

8'11" x 5'9"

The bathroom on the second floor is a modern, well-presented space with neutral tiling and carpeting. It features a bath with a shower attachment, a pedestal sink, and a WC, with a skylight providing natural light.

Exterior

One of the standout features of the home is this private landscaped garden with feature lighting, a large wrap around decked area enjoying a hot tub which is situated under a roofed pergola, a flagged patio for alfresco dining, and a lawned area with shrubbery.

Exterior - Front

The front garden is lawned with a flagged walkway, decorative pebbles and gated side access. A double width driveway leads to a double brick built garage with power and light.



MISC

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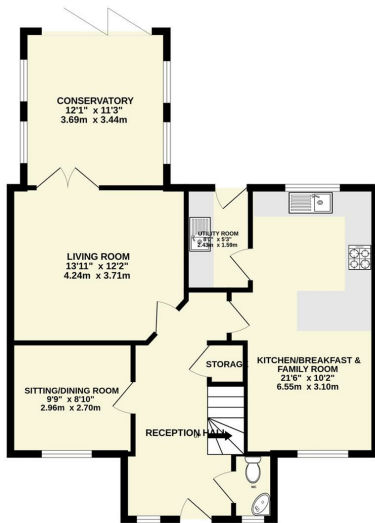




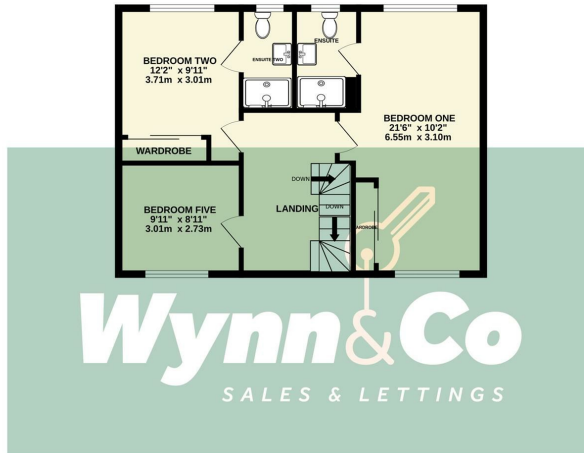
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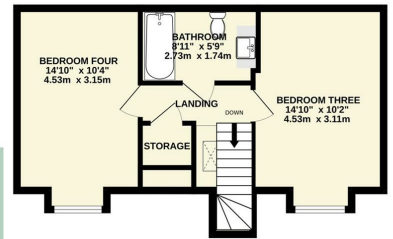
GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
602 sq.ft. (56.0 sq.m.) approx.



2ND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



FIVE BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA : 1847 sq.ft. (171.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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