



11 Patch Wood View, Newmillerdam - WF2 6TU

£875,000 Freehold

Impressive double fronted detached family home, three reception rooms, five bedrooms, three bathrooms, double garage, exceptional garden plot. No Chain, Viewing Essential.

Impressive Entrance Reception Hallway

With double glazed windows and composite entrance door, central staircase with oak balustrade, understairs storage, further cloaks cupboard, tiled floor, two central heating radiators.

Cloakroom

Having pedestal wash basin, low flush w/c, tiled floor, central heating radiator, double opening oak doors lead through to

Living Room

14' 6" x 16' 6" (4.42m x 5.04m)

With two double glazed windows overlooking the front garden with downlighting to the ceiling, television point, two central heating radiators.

Home Office/Study

12' 9" x 8' 10" (3.88m x 2.68m)

Having fitted storage with sliding doors, laminate wood flooring, downlighting to the ceiling, double opening light oak internal doors lead from the hallway, two double glazed windows, central heating radiator.

Stunning Open Plan Kitchen/Diner

17' 3" x 23' 10" (5.26m x 7.27m)

Kitchen areas superbly appointed with a range of high gloss cream fronted wall and base units, contrasting worktop areas with centre island and breakfast bar, stainless steel sink unit, single drainer with mixer tap unit, fitted gas hob with extractor hood over, double oven, fridge and freezer, integrated dishwasher, tiled floor, double glazed window, bi-folding doors to the dining area, downlighting to the ceiling, double opening light oak internal doors lead through to...

Family Room

14' 6" x 9' 2" (4.43m x 2.79m)

With downlighting to the ceiling, television point, bi-folding doors lead onto the rear garden, central heating radiator.

Utility Room

9' 0" x 5' 10" (2.75m x 1.78m)

Leading off from the kitchen, having a range of high gloss cream base units, contrasting worktop areas, stainless steel sink unit, single drainer, tiled floor, integrated washing machine, double glazed rear entrance door, central heating radiator, central heating boiler.

Stairs lead to...

First Floor Galleried Landing

Offering pleasant seating area with double glazed window, downlighting to the ceiling, feature staircase with oak hand rail, built in storage cupboard, two central heating radiators.

Master Bedroom

13' 2" x 12' 10" (4.01m x 3.90m)

With two double glazed windows making the most of the views, television point, two central heating radiators.

Dressing Room

7' 2" x 5' 11" (2.18m x 1.80m)

With two double glazed windows making the most of the views, television point, two central heating radiators.

Ensuite Shower Room

Furnished with modern white suite with wash hand basin, low flush w/c, large shower cubicle with wet walling, tiling to the walls, double glazed window, chrome heated towel rail.

Bedroom to Rear

8' 4" x 10' 9" (2.54m x 3.28m)

Having built in fitted mirrored wardrobes, double glazed window makes the most of the views overlooking the garden and beyond, central heating radiator.

Bedroom to Front

13' 0" x 9' 0" (3.96m x 2.74m)

A good sized double bedroom with two double glazed windows overlooking the front garden and beyond having fitted mirrored wardrobes with sliding fronts, central heating radiator.

House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, panelled bath with shower over and shower screen, tiled walls and floor, double glazed window, chrome heated towel rail.

Guest Bedroom

15' 6" x 9' 5" (4.72m x 2.87m)

Having fitted wardrobes with mirrored front and sliding doors, double glazed window overlooking the rear garden, central heating radiator.

Ensuite Shower Room

Furnished with modern white suite with wash hand basin, low flush w/c, shower cubicle and tiling, double glazed window, chrome heated towel rail.

Bedroom/Second Home Office

9' 7" x 8' 6" (2.92m x 2.60m)

Having fitted mirrored wardrobes, double glazed window, central heating radiator.

GARDEN

The property occupies a head of cul de sac position standing on the largest plot on the development with block paved driveway and turning space leads to detached double garage with up and over doors, paved pathway to the front with mature shrubs, further lawn garden to the front and side leads to the rear extensive lawn garden being enclosed and adjoining Newmillerdam country park with its numerous walks and cycle paths. The property offers tremendous potential for those wishing to possibly extend in the future subject to any necessary planning consent, planning permission was passed for a single-story side and rear extension alongside alteration works to the roof to form two additional second-story bedrooms which has now lapsed. Please note there is an onsite annual service charge of £700 Per Annum.







GROUND FLOOR
1225 sq.ft. (113.8 sq.m.) approx.

1ST FLOOR
1225 sq.ft. (113.8 sq.m.) approx.



TOTAL FLOOR AREA : 2450 sq.ft. (227.6 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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