



BARKERS

Select Collection



4 Cambridge Chase

Gomersal, BD19 4PW

£550,000

- EXECUTIVE DETACHED FAMILY HOME
- STUNNING VIEWS OVER FARMLAND
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- DINING KITCHEN & UTILITY ROOM
- CLOAKS/W.C.
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- DRIVEWAY & DETACHED DOUBLE GARAGE
- WELL MAINTAINED GARDENS
- GARDEN ROOM



Full Description

NO ONWARD CHAIN - Occupying a generous plot in a highly sought-after cul de sac location, this beautifully presented executive detached family home offers spacious, stylish living and enjoys stunning views over farmland to the rear. Ideally positioned within easy reach of excellent local schools, including the BBG Academy, shops, amenities and bus routes. The property also benefits from quick access to junctions 26 and 27 of the M62 motorway - perfect for commuters. This home features quality fixtures and fittings throughout, along with gas central heating and uPVC double glazing. The spacious accommodation briefly comprises: Entrance hall, cloak/W.C., 23ft lounge, dining kitchen, sitting room, utility room, five bedrooms, en-suite shower room and family bathroom. Externally, the property features a lawned garden to the front, a private driveway offering ample off-road parking, and a detached double garage with electric car charger. To the rear is a beautifully enclosed garden with open farmland views and a superb garden room - ideal for relaxing or entertaining.

ENTRANCE HALL

An external door leads into the entrance hall which has tiled flooring, a useful storage cupboard and doors lead to the cloak/W.C., reception rooms and dining kitchen.

CLOAKS/W.C.

Fitted with a two piece white suite which comprises of a W.C. and wash basin.

LOUNGE

23' 5" x 10' 11" (7.14m x 3.33m)

The lounge features a bay window that floods the room with natural light, a stylish feature fireplace with a gas fire, and patio doors that open out to the rear garden.

SITTING ROOM

13' 3" x 11' 0" (4.04m x 3.35m)

This versatile second reception room offers flexible use as a dining area, playroom, snug, home office, or even a ground-floor bedroom - perfect for adapting to your family's needs.

DINING KITCHEN

19' 11" x 15' 9" (6.07m x 4.8m)

Double doors from the entrance hall lead into a spacious dining kitchen, fitted with a range of modern wall and base units complemented by butcher's block work surfaces, tiled splashbacks, and an inset sink with a mixer tap. Appliances include a built-in electric double oven and a ceramic hob with an extractor hood above. There is plumbing for a dishwasher and space for an American-style fridge/freezer. French doors open out to the rear garden, and a separate door provides access to the utility room.

UTILITY ROOM

9' 7" x 5' 9" (2.92m x 1.75m)

Fitted with modern wall and base units complemented by butcher's block work surfaces and an inset stainless steel sink with a mixer tap. There is plumbing for a washing machine, space for a tumble dryer, and a door leading out to the side elevation.

FIRST FLOOR LANDING

Doors lead to five bedrooms and the family bathroom.

BEDROOM ONE

13' 4" x 11' 10" (4.06m x 3.61m)

Double room with access to en-suite facilities.

EN-SUITE

9' 7" x 5' 4" (2.92m x 1.63m)

Fitted with a modern three-piece suite comprising a walk-in shower enclosure with a rainwater shower head, his and hers vanity basins with built-in storage cupboards and integrated lighting, and a W.C. The room features tiled walls and flooring, with inset spotlights to the ceiling.



BEDROOM TWO

12' 6" x 11' 6" (3.81m x 3.51m)

Double room.



BEDROOM THREE

11' 6" x 11' 1" (3.51m x 3.38m)

Double room.



BEDROOM FOUR

9' 5" x 9' 3" (2.87m x 2.82m)

Double room with built-in wardrobes providing plentiful storage.

BEDROOM FIVE

10' 5" x 7' 10" (3.18m x 2.39m)

Single room currently used as study/studio.



FAMILY BATHROOM

8' 2" x 6' 8" (2.49m x 2.03m)

Fitted with a four-piece white suite comprising a shower enclosure, bath, W.C., and a wash basin set into a vanity unit with storage cupboards and integrated lighting. The room benefits from tiled walls and flooring, with inset spotlights to the ceiling.



EXTERIOR

To the front of the property there is a lawned garden with a selection of mature plants and shrubs. A driveway provides private parking and leads to a detached double garage with electric car charger. To the rear is a beautifully enclosed lawned garden with a paved patio area and open farmland views.

GARDEN ROOM

12' 6" x 8' 11" (3.81m x 2.72m)

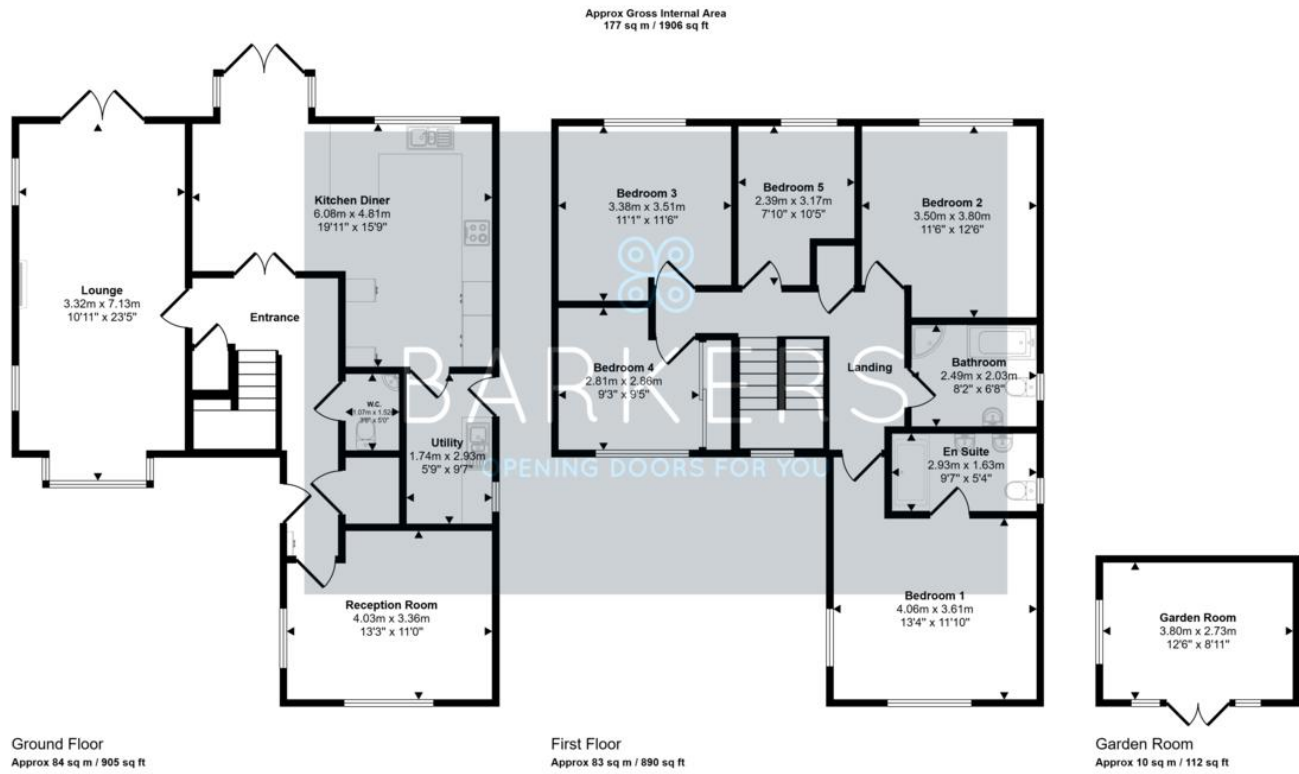
This superb garden room is ideal for relaxing or entertaining and has electric power installed.



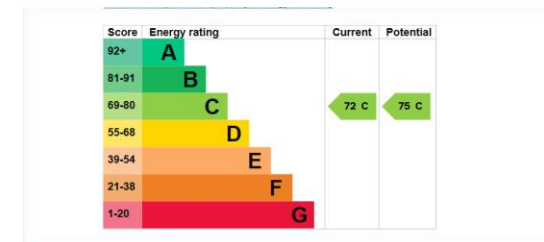
ADDITIONAL INFORMATION

Council tax band - F

Tenure - Freehold



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



4 Old Lane, Birkenshaw,
Bradford, West Yorkshire, BD11
2JX

www.barkesestateagents.co.uk
enquiries@barkesestateagents.co.uk
0113 2879344



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements