







4 Bed

House - Semi-Detached

located in Walton

15 Waterton Close
Walton
Wakefield
WF2 6JT

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Asking price £350,000

*** DOUBLE GARAGE *** Nestled in the tranquil cul-de-sac of Waterton Close, Walton, Wakefield, this charming semi-detached house offers a perfect blend of comfort and convenience. With a generous living space of 1,301 square feet, this property is ideal for families seeking a welcoming home.

The house boasts four well-proportioned bedrooms, providing ample space for relaxation and privacy. The three bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The inviting reception room serves as a central hub for family gatherings and entertaining guests, creating a warm atmosphere for all.

Built in 1963, this home has been thoughtfully designed to maximise its corner plot, offering a sense of space and light. The large double garage provides secure parking and additional storage, making it a practical feature for those with multiple vehicles or hobbies.

The location is particularly appealing, situated in a peaceful neighbourhood that promotes a sense of community while still being conveniently close to local amenities and transport links. This property is not just a house; it is a place where memories can be made and cherished for years to come.

In summary, this semi-detached home on Waterton Close is a wonderful opportunity for anyone looking to settle in a desirable area of Wakefield. With its spacious layout, modern conveniences, and charming surroundings, it is sure to attract interest from discerning buyers.

Entrance Porch
Attractive UPVC double glazed entrance porch with inner and outer doors.

Entrance Hall
The entrance hall provides a welcoming space with access to the living room, kitchen, and stairs to the first floor. It features carpeted flooring and neutral décor.

Living Room
14'8" x 10'9"
The living room is a spacious, inviting area featuring a large bay window that lets in plenty of natural light and offers views over the front garden. The room is carpeted and decorated in soft hues, creating a comfortable and welcoming setting with a fireplace as a focal point.

Dining Room
9'8" x 8'11"
The dining room is a pleasant space connected to both the kitchen and the conservatory. It comfortably accommodates a dining table and chairs and has carpeted flooring. The room benefits from natural light through the conservatory and is ideal for family meals or entertaining.

Conservatory
10'8" x 9'8"
The conservatory offers a bright, airy space with windows on three sides and doors that open out to the garden. With carpeted flooring, its a perfect spot to relax while enjoying views of the garden.

Kitchen
12'2" x 9'8"
The kitchen is well-equipped with ample storage, wooden cabinetry, black 'Quartz' work surfaces and additional pull out worktop. It features a freestanding cooker, integrated fridge, fitted bin storage, carousel corner storage and a large window overlooking the rear garden, allowing natural light to fill the space. The kitchen has tiled flooring and provides access to the dining room and utility room.

Utility Room
11'4" x 8'7"
The utility room offers practical space for laundry and storage, featuring plumbing for a washing machine and door access to the garden. It is fitted with a sink and cupboards and separate doors leading to both WC and storage cupboard.

Ground Floor WC
The WC on the ground floor is compact and fitted with a modern vanity unit and toilet. It benefits from natural light via a small frosted window.

Laundry Room
11'4" x 5'5"
Another practical space for laundry and storage, featuring base units and worktops under a window overlooking the front garden. The room also houses the central heating combi boiler.

Landing
The landing is a bright area at the top of the stairs providing access to all bedrooms and bathrooms. It is carpeted with access to a part boarded loft via loft hatch, with pull down ladder.

Bedroom One
14'4" x 9'12" approx
This dual aspect bedroom is a well-proportioned space with mirror fronted wardrobes to recess and additional fitted drawers and cupboards. It is carpeted and decorated in soft neutral tones, allowing for plenty of natural light and creating a restful atmosphere.







Ensuite

5'9" x 5'5"

The ensuite shower room is fresh and modern with tiled walls and flooring plus a heated towel rail. It includes a corner shower, vanity sink, and WC, providing a private facility for the main bedroom.

Bedroom Two

12'4" plus recess x 10'9"

This bedroom has a bright, spacious feel with built-in wardrobes and carpeted flooring. It has two windows that fill the room with light and provide views over the front garden and trees beyond.

Bedroom Three

14'6" x 9'8"

This large double bedroom has ample space for a bed and storage furniture, featuring carpeted flooring and two side-by-side windows, provide excellent natural light and views over the garden.

Bedroom Four

8'9" x 7'7"

A smaller bedroom with a cosy built-in window seat and carpeted flooring. This room benefits from a window overlooking the side of the house and convenient storage space.









Bathroom

6'6" x 5'5"

The main bathroom is fully tiled with a white suite including a bath, pedestal sink, and WC. It has a window for natural light and ventilation, a chrome heated towel rail and built in storage cupboard.

Rear & Side Gardens

The rear and side gardens are both well-maintained with a lawn, mature trees, and shrubbery. Both are private and have paved patio areas with seating perfect for outdoor relaxation.

Front Exterior

The front exterior features a well-kept lawn and a paved path leading to the property's porch entrance. There is also an additional garden area hidden with mature shrubs housing a large shed with paved access leading to the double garage.

Double Garage

20'12" x 16'1"

Brick built double garage with power, lighting, side personal door and electric up and over garage door.

MISC

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15 Waterton Close, Walton, Wakefield, WF2 6JT



GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.

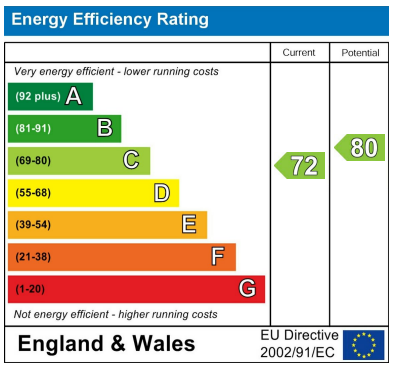
1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



EXTENDED FOUR BEDROOM SEMI DETACHED HOME

TOTAL FLOOR AREA : 1301 sq.ft. (120.8 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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DIRECTIONS

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