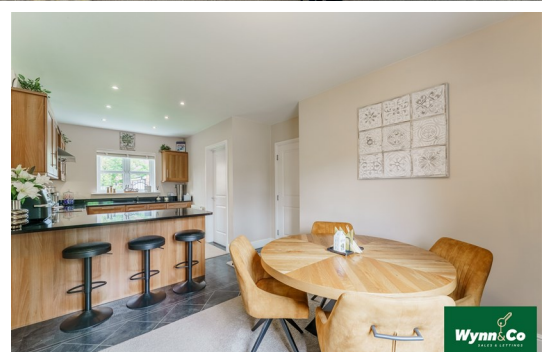




5 Bed
House - Detached
located in

2 St. Annes Drive
Wakefield
WF1 4JH



Asking price £580,000

Nestled in the desirable area of St. Annes Drive, Wakefield, this impressive detached house offers a perfect blend of modern living and spacious comfort. Built in 2007, the property boasts an expansive 1,817 square feet of well-designed living space, making it an ideal family home.

Upon entering, you are greeted by two generous reception rooms, providing ample space for both relaxation and entertaining, along with a large open plan breakfast kitchen and dining room. The five well-proportioned bedrooms ensure that there is plenty of room for family and guests alike, while the house, bathroom, two ensuite shower rooms and ground floor WC offer convenience and privacy for all.

The property is set on a larger corner plot, which enhances its appeal and provides a sense of space and openness. The private garden is a delightful feature, perfect for outdoor living, gardening, or simply enjoying the fresh air in a tranquil setting.

For those with vehicles, the double garage and two driveways offer plenty of parking options, ensuring that you will never be short of space for your cars or visitors.

This home is not just a property; it is a lifestyle choice, offering comfort, convenience, and a welcoming atmosphere. With its modern amenities and thoughtful layout, this house on St. Annes Drive is a rare find in the market. Do not miss the opportunity to make this splendid residence your own.

Reception Hall

The reception hall introduces the home with a bright and welcoming atmosphere, complemented by neutral carpets and soft wall tones. It provides access to the office, cloakroom, and stairs leading to the upper floors, with tasteful decorative touches enhancing the space.

Cloakroom

The cloakroom is fitted with contemporary white sanitary ware, including a toilet and wash basin, complemented by subtle tiling and a decorative mirror. It is conveniently located off the reception hall for guests.

Extended Living Room

23'7" x 13'11" max

The living room is a spacious and inviting area featuring space for a comfortable seating arrangement set around a modern fireplace. Large windows allow natural light to flood in, while the extended living room area provides additional space that opens out to the garden through Bi-Fold doors, creating a seamless flow between indoor and outdoor living.

Kitchen/Breakfast & Diner or Family

21'6" x 10'2"

The kitchen/breakfast and dining room is well-appointed with a range of units complimented with black 'Granite' countertops and 'Karndean' flooring. It features ample space for dining or living, including a breakfast bar with seating. The kitchen benefits from natural light through the window above the sink and includes modern appliances and a practical layout. There is also a second window to the dining / living area and the room connects smoothly to the adjoining utility room for convenience.

Utility Room

8'0" x 5'3"

The utility room offers practical space for laundry and storage with fitted units, integrated fridge freezer and a sink. It has direct access to the outside, making it convenient for household chores.

Sitting Room / Office

9'9" x 8'10"

This office provides a quiet and practical workspace with neutral decor and carpeting. A window brings in natural light, and the room benefits from a peaceful atmosphere, ideal for working from home or study.

Landing 1st Floor

The landing at the first floor is light and airy, featuring tasteful wall coverings and access to the bedrooms and ensuites. The staircase continues up to the second floor.

Bedroom One

21'6" x 10'2"

Bedroom One is a generously sized main bedroom with soft carpeting and neutral walls. It features two large dual aspect windows providing ample daylight and a built-in wardrobe for storage.

Ensuite One

The ensuite shower room to Bedroom One is fitted with white sanitary ware including a shower, basin, and toilet. It is tiled and features a modern, minimalist style to complement the bedroom.

Bedroom Two

12'2" x 9'11"

Bedroom Two also benefits from a built-in wardrobe and natural light through a large window. The room has neutral carpeting and walls, creating a calm and restful space.

Ensuite Two

The ensuite shower room to Bedroom Two mirrors the style of the first, with modern fixtures including a shower, basin, and toilet, all finished with white tiling for a fresh and clean appearance.

Bedroom Five

9'11" x 8'11"

Bedroom Five is still a good sized room with neutral decor and carpeting, suitable as a guest room, child's room, or additional office space. It features a window that lets in natural light.



Landing 2nd Floor

The second floor landing connects the two bedrooms and the bathroom, with a storage cupboard adding practical storage space.

Bedroom Three

14'10" x 10'2"

Bedroom Three is located on the second floor and is a spacious room with a large window that fills the space with natural light. Fitted wardrobes run across one wall with ample room for a bed and additional furniture, making it a versatile bedroom.

Bedroom Four

14'10" x 10'4"

Bedroom Four is also located on the second floor and is similar in size to Bedroom Three. This room also has fitted wardrobes across one wall, features a window that overlooks the front and provides plenty of space for bedroom furniture.

Bathroom 2nd Floor

8'11" x 5'9"

The bathroom on the second floor has tiled walls and floor, with a bath and shower above, a basin, and a toilet. The room is finished with a modern, clean look and benefits from a window for natural light and ventilation.





Rear Garden

The rear garden is a beautifully maintained outdoor space that offers a lawn bordered by mature shrubs and trees. It includes a paved patio area with seating area, perfect for outdoor dining or relaxing. The garden is enclosed by brick walls and fences, providing privacy and a peaceful atmosphere.

Double Garage

17'5" x 17'5"

Brick built double garage with electric door, side personal door, power and light. The loft space is also boarded with a ladder.

Front Exterior

The front exterior shows a charming brick-built detached family home with a three-storey design. It features a welcoming porch entrance and several windows that allow light into the home. The driveway provides parking space for numerous vehicles.



MISC

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WYNNSALESANDLETTINGS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

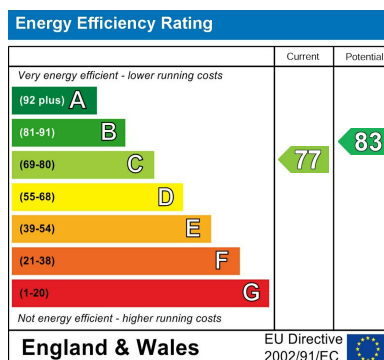
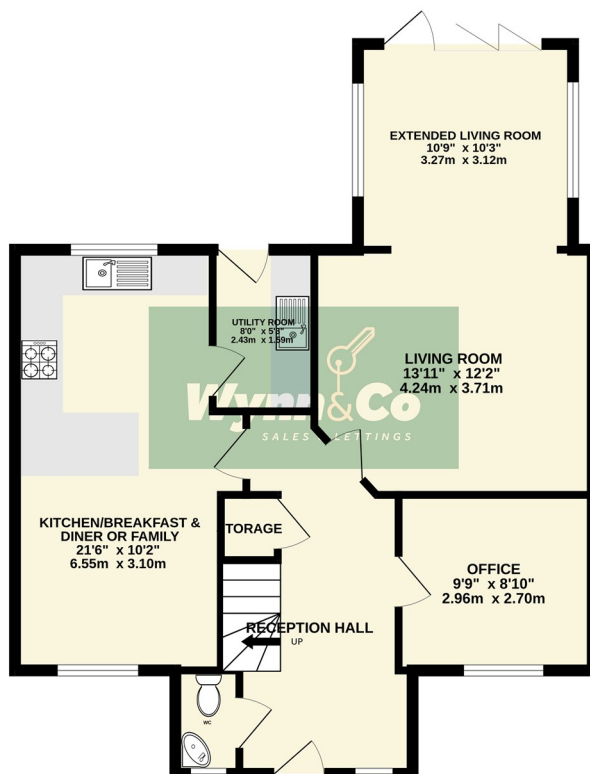




2 St. Annes Drive, Wakefield, WF1 4JH



GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



DIRECTIONS

CONTACT

86 Millgate
Ackworth
WF7 7QD

E: sales@wynnandco.co.uk

T: 07901005018

Wynn&Co
Sales and Lettings