



## 3 Chevet Croft, Sandal - WF2 6QR

£850,000 Freehold

Individually designed and impressive detached stone built family home with accommodation over three levels, five bedrooms, three bathrooms, three reception rooms, pleasant cul de sac position, private gardens. No chain, Viewing Essential.

### **Outer Entrance Porch leads to Reception Hallway**

With underfloor heating, tiled floor, open staircase with understairs storage.

### **Cloakroom**

Having wash hand basin, low flush wc, double glazed window.

### **Family Room/Playroom**

Having dual aspect double glazed mullion windows, oak flooring, single panel radiator.

### **Living Room**

Marble fire surround and hearth with flame effect fitted gas fire, feature double glazed French doors lead onto the rear garden, further two double glazed windows, downlighting to the ceiling.

### **Open Plan Kitchen/Diner**

With double glazed French doors, feature Arch windows overlooking the rear garden. Kitchen area well appointed with a range of Pippy oak solid oak units with a mix of hand painted with contrasting granite worktops, undermounted stainless steel sink unit with mixer tap unit, feature Range oven set within the centre island, integrated dishwasher, downlighting to the ceiling, tiled floor, with underfloor heating.

### **Home Office**

Having dual aspect double glazed windows, laminate wood flooring, central heating radiator.

### **Utility Room**

Fitted with a matching range of limed oak fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, plumbing for automatic washing machine, central heating boiler with access to rear entrance lobby and integral single car garage (5.0m x 3.38m).

### **Stairs lead to First Floor Landing**

With cornicing, downlighting to the ceiling, feature double glazed window and feature radiator.

### **Master Bedroom**

With a comprehensive range of built in wardrobes, four double glazed windows make this a light and airy room.

### **Ensuite Shower Room**

Having wash hand basin, low flush w/c set in back to wall furniture, walk-in shower, tiling, chrome heated towel rail, double glazed window.

### **Bedroom to Rear**

With downlighting to the ceiling, double glazed window, central heating radiator.

### **Ensuite Shower Room**

Having wash hand basin set in vanity unit, low flush w/c, walk-in shower and tiling.

### **Bedroom to Front**

With double glazed window, central heating radiator.

### **House Bathroom**

Furnished with modern white suite with marble effect tiling, feature shaped ceiling with LED lighting, double glazed window, single panel radiator, feature free standing bath, twin wash basins set in vanity unit, low flush w/c, shower cubicle, double glazed window.

### **Guest Bedroom**

Having useful built in storage cupboard, laminate wood flooring, double glazed window, double panel radiator.

### **Ensuite Shower Room**

Comprising pedestal wash basin, low flush w/c, panelled bath with shower over and shower screen, double glazed window, single panel radiator.

### **Stairs lead to Second Floor**

### **Home Office/Bedroom Five**

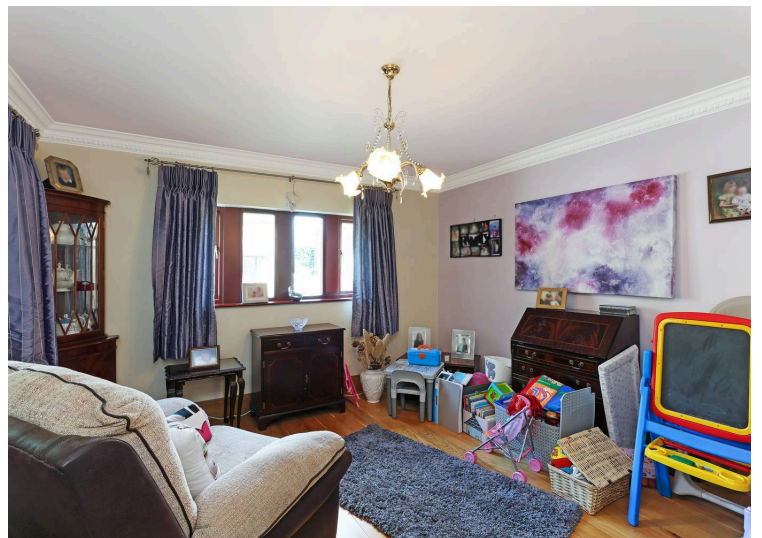
With feature circular double glazed windows, further double glazed makes this a light and airy room with open staircase with balustrade, single panel radiator.

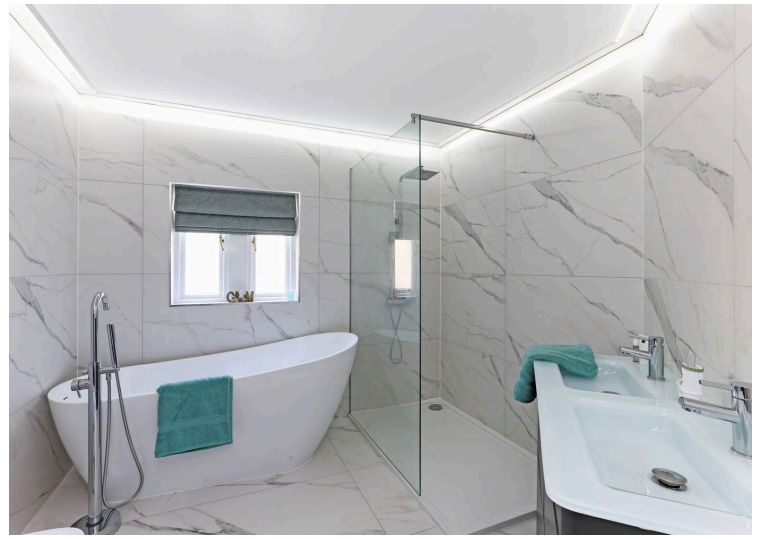
### **Outside**

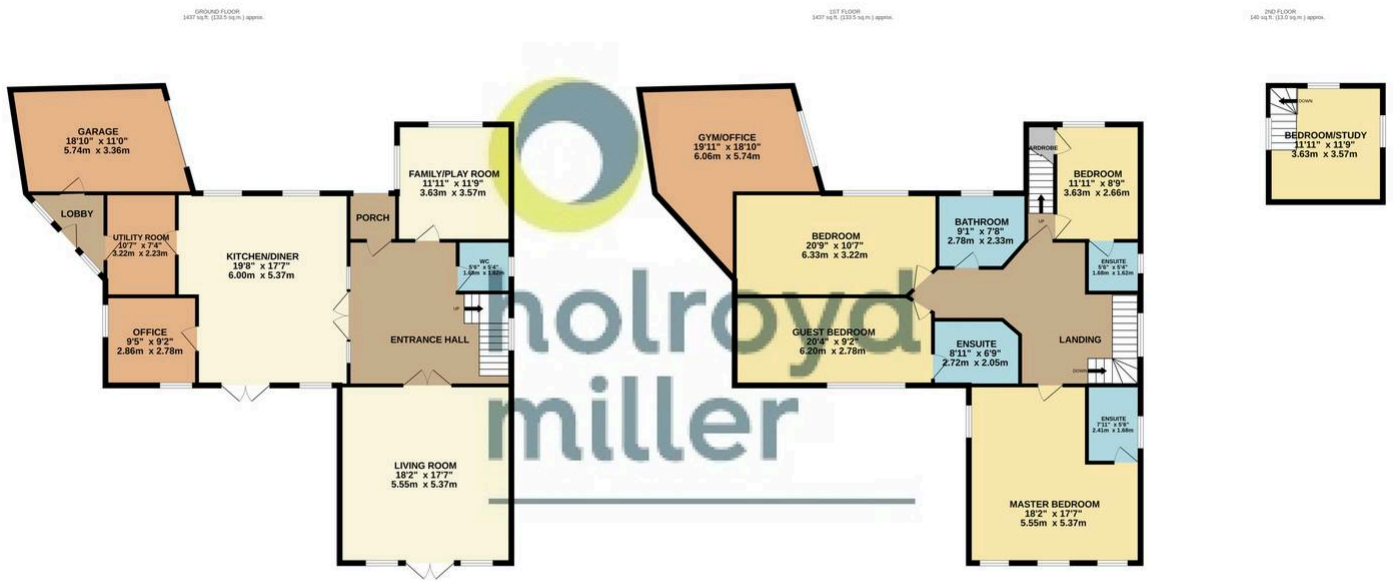
Driveway provides off street parking and leads to integral garage with automated door, garden area to the rear, extensive tiled patio area with further lawn garden with mature trees and shrubs retaining a high degree of privacy. Please note that our client is building a detached property adjacent to No3 Chevet Court, planning application Ref 25/01219/FUL

### **Room above Garage**

With double glazed window to the front, having access, ideal use for a home gym.







TOTAL FLOOR AREA : 3013 sq.ft. (280.0 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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