



4 Bed  
House - Detached  
located in Charlston Common

14 Redwood Grove  
Sharlston Common  
Wakefield  
WF4 1ET



Asking price £320,000

Nestled in the tranquil setting of Redwood Grove, Sharlston Common, Wakefield, this delightful detached home offers a perfect blend of comfort and modern living. Built in 1999, the property boasts a generous 1,425 square feet of well-designed space, making it an ideal family home.

As you enter, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised to its fullest potential. The property features four well-proportioned bedrooms, allowing for a peaceful retreat for all family members. With a bathroom and ensuite shower room, morning routines will be a breeze, accommodating the needs of a busy household.

Situated on a corner plot within a quiet cul-de-sac, this home enjoys a sense of privacy and tranquillity, making it a perfect sanctuary away from the hustle and bustle of daily life. The outdoor space is equally impressive, featuring a charming summerhouse that can serve as a delightful garden retreat or a versatile space for hobbies and relaxation.

This property is not just a house; it is a place where memories can be made and cherished. With its appealing location and thoughtful design, it presents an excellent opportunity for those seeking a comfortable and stylish home in a peaceful community. Do not miss the chance to make this wonderful property your own.

### Entrance Hall

This welcoming entrance hall features a striped carpet on the stairs and wood handrails, creating a warm and inviting first impression. It offers access through to the dining room, kitchen/diner, living room, and utility room, with a handy cloakroom and storage area also nearby.

### Cloakroom

Housing a low level WC and corner wash hand basin with window light.

### Living Room

14'5" plus bay x 11'11"

The living room provides a cosy and comfortable space with a central fireplace framed by a mantelpiece and neutral décor. A large walk in bay window with French doors, allow plenty of natural light to flood in, creating a bright and airy atmosphere. The room extends directly into the conservatory, adding to the sense of space and light.

### Conservatory

12'4" plus recess x 12'0"

This delightful conservatory extends the living space with a bright and airy feel, thanks to its vaulted ceiling and surrounding windows. It offers views over the garden and provides a tranquil spot for relaxation or casual dining, with ample space for seating and soft furnishings.

### Kitchen/Diner

11'7" x 10'7"

The kitchen/diner is thoughtfully designed with modern units and worktops arranged in an U-shape, complemented by a tiled mosaic splashback and downlights. There is space for a dining table, allowing for informal meals. Integrated appliances include a double oven, microwave fridge and dishwasher, while a door leads directly onto the garden patio.

### Utility Room

9'7" x 8'6"

A practical utility room offers additional storage and workspace with a sink, cabinetry, and space for appliances such as a washing machine and fridge-freezer. The room connects to the garage store, providing convenient access for household tasks.

### Dining Room

10'9" plus bay x 7'8"

The dining room is a bright and inviting space featuring a bay window that lets in plenty of natural light. It comfortably accommodates a dining table and chairs, making it ideal for family meals and entertaining guests.

### Bedroom 1

14'4" max x 13'10" max

The master bedroom is a spacious and restful retreat, featuring a two windows and fitted wardrobes offering excellent storage.

### Ensuite

The ensuite bathroom is equipped with a walk-in shower, a modern wash basin set into vanity cabinetry, low level WC and a window for natural light. The fittings and tiling offer a contemporary finish.



### Bedroom 2

11'5" max x 9'9"

This bedroom benefits from a double window allowing natural light to brighten the space, creating a peaceful atmosphere. Neutral tones, fitted wardrobes and a simple layout provide a blank canvas for personalisation.

### Bedroom 3

9'1" max x 8'5" plus recess

A comfortable bedroom with a single window, built-in wardrobes, and neutral décor offers ample storage and a calm space for rest or study.



### Bedroom 4

9'4" x 9'1"

Currently used as an office this well-appointed study provides space for two workstations, featuring built-in desk space with shelving above and plenty of storage beneath. It is ideal for working from home or study.



### Bathroom

The family bathroom includes a bath with a shower over, a pedestal wash basin, and a toilet. It benefits from a window and a modern tiled design with vertical patterned accents and a heated towel rail.

### Rear Garden

The rear garden is a beautifully maintained outdoor space with a paved patio area, steps leading up to a lawn, and various shrubs and trees along the borders. It also includes a shed and a summerhouse, perfect for gardening enthusiasts or outdoor relaxation.



### Front Exterior

The front exterior presents a neat and spacious driveway with parking for several vehicles, bordered by well-kept lawn areas and mature shrubs. The property itself is of traditional brick construction with a pitched roof and a garage to the side.

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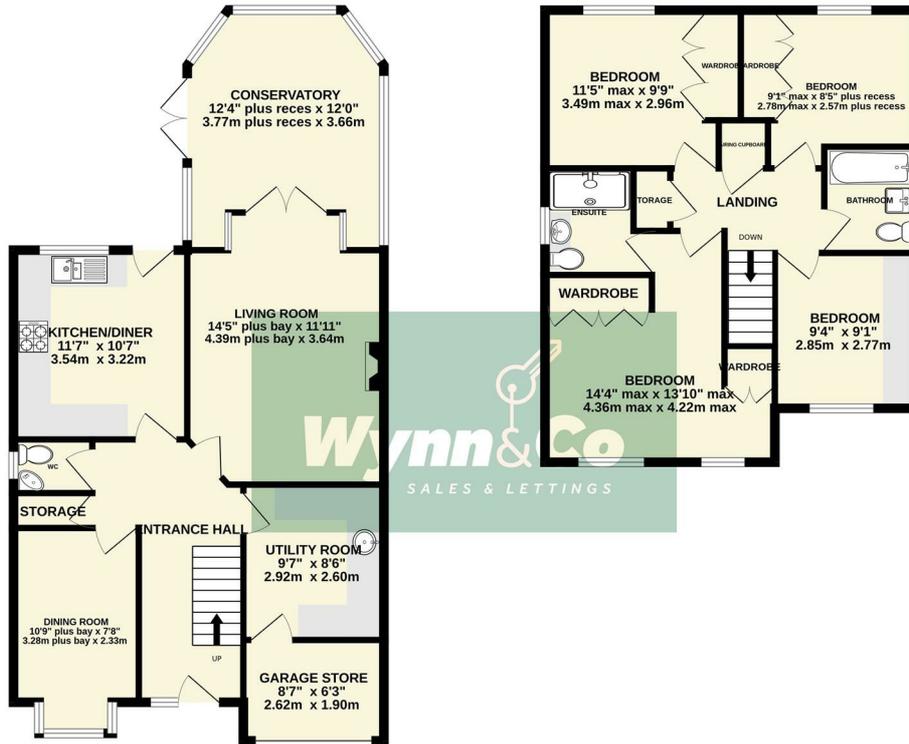


14 Redwood Grove, Sharlston Common, Wakefield, WF4  
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GROUND FLOOR  
824 sq.ft. (76.6 sq.m.) approx.

1ST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



FOUR BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA: 1425 sq.ft. (132.4 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

DIRECTIONS

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