



73 Chevet Lane, Wakefield - WF2 6JE

£575,000 Freehold

Contemporary four-bedroom semi-detached house boasting a spacious garden, patio, ample off-street parking. This modern property offers a perfect blend of style and functionality.

Entrance Reception Hallway

With composite double glazed entrance door, herringbone style Karndean flooring, central heating radiator.

Family Room

15' 5" x 11' 4" (4.71m x 3.46m)

Situated to the front of the property with double glazed window, feature media wall with television point, incorporating electric fire, central heating radiator.

Stunning Open Plan Kitchen/Breakfast Room

21' 10" x 21' 8" (6.66m x 6.60m)

A light and airy room situated to the rear of the property making the most of the views with feature bi-folding doors, lantern style lightwell, superbly appointed with a range of mixed grey wall and base units, contrasting quartz worktops with centre island with undermounted stainless steel sink unit with mixer tap unit, induction hob with built in extractor, two ovens, integrated fridge and freezer, dishwasher, herringbone style Karndean flooring, double glazed windows to the side, a stunning entertaining space.

Adjacent Utility Room

8' 2" x 5' 8" (2.50m x 1.73m)

Having double glazed rear entrance door, a range of wall and base units with contrasting granite worktops, Karndean flooring, central heating boiler, plumbing for automatic washing machine, central heating radiator.

Inner Lobby

With ground floor cloakroom.

Cloakroom/WC

With wash hand basin, low flush w/c, double glazed window, Karndean flooring, central heating radiator.

Dining Room

15' 0" x 11' 5" (4.56m x 3.47m)

Situated to the front of the property with herringbone style Karndean flooring, double glazed window, central heating radiator.

Stairs lead to...

With glass and oak balustrade, access to half boarded loft, central heating radiator.

First Floor Landing

Master Bedroom

14' 9" x 11' 0" (4.50m x 3.35m)

With feature double glazed "Juliette" balcony with French doors making the most of the views, two central heating radiators.

En-Suite Shower Room

Having wash hand basin set in vanity unit, low flush w/c, corner shower with Raindance shower head, tiling, double glazed window, chrome heated towel rail.

House Bathroom

With feature free standing tub style bath with mixer shower attachment, low flush w/c, wash hand basin set in vanity unit, separate shower, tiling, downlighting to the ceiling, double glazed window, chrome heated towel rail.

Bedroom to Front

10' 11" x 7' 7" (3.34m x 2.30m)

With double glazed window, central heating radiator.

Guest Bedroom to the rear

10' 6" x 9' 0" (3.20m x 2.74m)

With double glazed window making the most of views, central heating radiator.

En-Suite Shower Room

Having modern white suite comprising wash hand basin set in vanity unit, low flush w/c, corner shower cubicle with tiling, double glazed window, chrome heated towel rail.

Bedroom to Front

13' 8" x 9' 7" (4.17m x 2.92m)

A good sized fourth bedroom with double glazed window, central heating radiator.

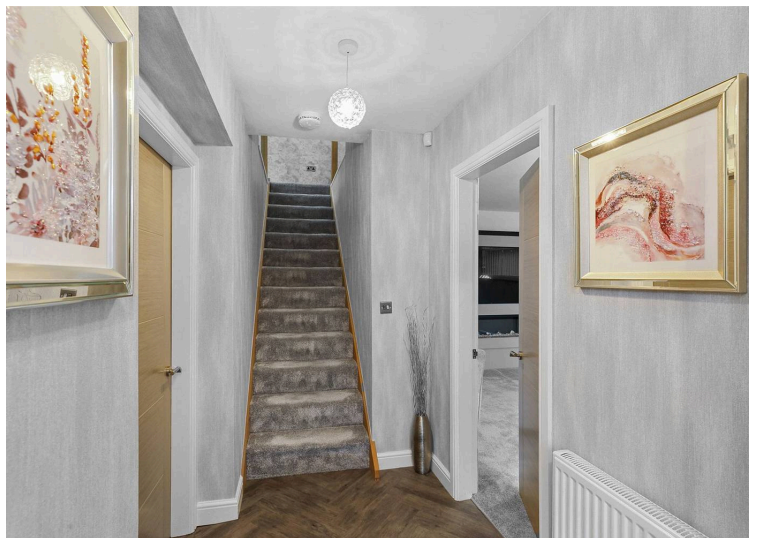
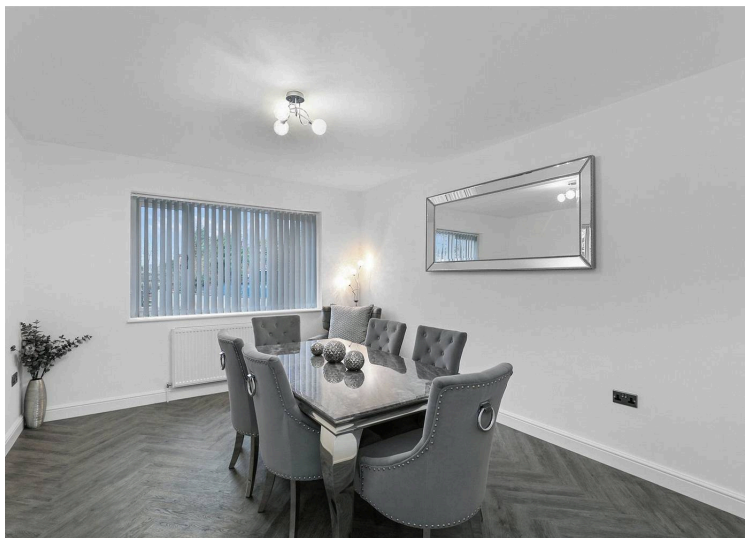
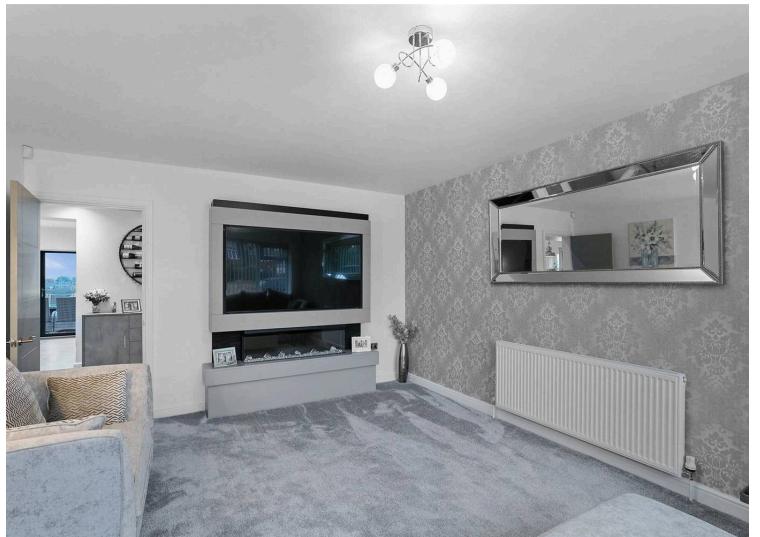
Home Office

10' 10" x 19' 0" (3.29m x 5.80m)

With double glazed window, central heating radiator.

Outside

The property is set well back from the road with gravelled driveway providing ample off street parking, pathway to the side leads to generous rear garden being mainly laid to lawn with open views over the fields and towards Walton, extensive paved patio area providing excellent entertaining space leading off from the kitchen.





GROUND FLOOR
936 sq.ft. (86.9 sq.m.) approx.

1ST FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 1740 sq.ft. (161.6 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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