



 4
Bedrooms

 3
Bathrooms



Superb 4 Bedroom Family home situated in the ever popular Village of Wrenthorpe. Based on the Redrow Cambridge Design you have around 1345 square feet of quality family living space.

The location is superb with excellent access to Leeds, Wakefield and beyond via Road, Motorway Links, Bus and with Outwood and Wakefield Railway Stations within a 10 minute drive. Plenty of local amenities available.

There is a great selection of schools both Private and Local Authority available in the area at Junior and secondary levels.

This is an exceptionally well appointed family home situated on this highly regarded, modern, residential development originally built by Redrow. It is a Superbly presented 4 bedroom detached family home, providing buyers a well planned and generously proportioned interior with superb fixtures, fittings and decor throughout. In addition there is also a good size enclosed and landscaped rear garden with detached

garage and off road parking.

586 Leeds Road, Outwood Wakefield, WF1 2LT |
info@trinitysandl.com

01924 609 811

Trinity Sales are delighted to be given the opportunity to market this **Superb 4 Bedroom Family home** situated in a quiet part of the in ever popular Village of Wrenthorpe on the edge of Wakefield. It was **constructed around 7 years ago** and has many of the guarantees still in place. It is based on the Redrow Cambridge Design you have around **1345 square feet of quality family living space**.

The location is superb with excellent access to Leeds, Wakefield and beyond via Road, Motorway Links, Bus and with Outwood and Wakefield Railway Stations within a 10 minute drive. Plenty of local amenities available.

There is a great selection of schools both Private and Local Authority available in the area at Junior and secondary levels.

This is an **exceptionally well appointed family home** situated on this highly regarded, modern, residential development originally built by Redrow, It is a Superbly presented **4 bedroom detached family home**, providing buyers a well planned and generously proportioned interior with superb fixtures, fittings and decor throughout. in addition there is also a **good size enclosed and landscaped rear garden with detached garage** and off road parking.

It has a modern Nest Controlled Gas Central Heating System and Upvc windows throughout plus a security system.

The property comprises:

The Entrance hall

has access to all ground floor rooms plus a useful downstairs Wc ,

The Lounge, (5.02m X 3.63m)

Overlooking the grassed Green this spacious lounge has been decorated to a modern High Standard. Large Upvc windows allow a great deal of light to flood in. Really nice space

Kitchen Dining Room (7.68m x 4.17m)

This superbly presented Kitchen diner overlooks the enclosed rear garden it has been exceptionally well planned with a great range of modern units to both wall and floor. **There is a great range of quality integral equipment available** from the integrated cooker, The hob with extractor fan overhead through to the fridge freezer and built in dishwasher. **The Kitchen oozes class**. The units are of a high quality white Gloss units with contrasting black worksurfaces

The room is well designed and generously proportioned and with Upvc windows and the Patio Doors to the enclosed rear garden you have a bright and airy family space for all family or entertaining occasions.

A great breakfast bar separates the kitchen area from the dining area.

From the dining area / lounge you have access to the enclosed and well maintained rear garden

UTILITY ROOM, (1.96m x 1.75m)

The utility room has a Upvc door to the side of the property and housed a range of electrical equipment for the Washing and Drying needs of a family.

Upstairs there are FOUR BEDROOMS,

Master Suite (4.30m x 4.04m)

The large bright and airy master bedroom has a range of modern quality built in wardrobes, a large Upvc window allowing views over the Green and access to

EN SUITE , (2.55m x 1.29m)

This large en suite has a great range of quality fitted units housing a good size walk in shower, Modern white Sink with vanity Unit and Wc all an attractive and useful chrome radiator / towel rail. It is a lovely room.

FAMILY BATHROOM (3.30m x 1.77m)

The spacious and well designed bathroom has a modern suite consisting of a modern white suite with a floating sink, w/c and a good size bath with overhead shower and shower screen. The walls are tiled and the room is bright and airy.

Bedroom 2 (3.84m x 3.29m)

Overlooking the front of the property this well designed room is a great size and has a range of quality fitted wardrobes installed. Upvc window overlooking the green Plenty of space Light and bright.

Bedroom 3 (3.41m x 2.95m)

Overlooking the large rear garden this well proportioned double bedroom has a large Upvc window and central Heating Radiator again a light and bright room.

Bedroom 4 (2.78m x 2.16m)

This single bedroom overlooks the rear garden via Upvc windows and has a central heating radiator.

Complimenting the property further is the drive, providing off road car parking, a modern detached brick garage, and landscaped rear garden, which provides a high degree of privacy and plenty of space for family entertainment.

This fine family truly deserves a full and early inspection.

