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5 Fernlea Close, Crofton, Wakefield, WF4 1HY

For Sale Freehold £294,000

Situated within a sought after cul-de-sac with no chain and a vacant possession is this beautifully presented three bedroom detached true bungalow occupies a generous plot and offers spacious, versatile accommodation throughout.

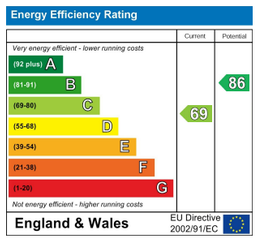
The accommodation is accessed via a composite front entrance door into a welcoming entrance hall, with solid timber doors leading to three well proportioned bedrooms, a contemporary three piece house bathroom, and a spacious living room. The living room features a bespoke built in media wall and an attractive archway opening into the impressive kitchen/dining room. The heart of the home is the stylish kitchen/dining room, enhanced by a striking roof lantern with inset spotlights, creating a bright and airy living space. A breakfast bar provides seating for two, while a range of integrated appliances and French doors opening onto the rear garden make this an ideal space for both everyday living and entertaining. The principal bedroom further benefits from a stunning modern en suite shower room, completing the well appointed internal accommodation. Externally, the property continues to impress. A timber gate at the end of the driveway provides access to the beautifully landscaped rear garden. A slate-paved patio wraps around the kitchen/dining room, leading to a further patio area to the rear, providing the perfect setting for al fresco dining and outdoor entertaining. Beyond lies an attractive lawned garden which extends around the converted garage, complemented by mature planting, established trees and hedge boundaries. The garden is fully enclosed by timber fencing, offering a high degree of privacy and security.

Ideally positioned within the popular village of Crofton, the property is conveniently located close to a wide range of local amenities, well regarded schools and regular bus routes providing easy access to Wakefield city centre. The M62 motorway network is also just a short drive away, making this an excellent choice for commuters travelling further afield.

Only a full internal inspection can truly appreciate the size, quality and versatility of this exceptional home. Early viewing is highly recommended.

Ground Floor
Approx. 81.9 sq. metres (881.9 sq. feet)

Total area: approx. 81.9 sq. metres (881.9 sq. feet)



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
A composite front entrance door opens into a welcoming entrance hall, finished with laminate flooring, a contemporary dark grey central heating radiator, loft access and inset ceiling spotlights. Solid timber doors provide access to three bedrooms, the modern house bathroom and the living room.

KITCHEN/DINING ROOM
8'8" x 14'10" (2.66m x 4.54m)
An impressive contemporary kitchen enjoying an abundance of natural light from a striking glazed roof lantern with inset spotlights. Fitted with a range of wall and base units complemented by laminate work surfaces and matching splashbacks, the kitchen incorporates a black sink with chrome mixer tap, a four ring induction hob with black extractor canopy above, integrated oven and grill with integrated microwave above, integrated washing machine, pull out pantry, corner storage cupboard and housing for the combination boiler. There is space for a freestanding American style fridge freezer and a breakfast bar providing seating for two. Laminate flooring continues throughout, while UPVC double glazed French doors, together with additional side windows, overlook and provide access to the beautifully landscaped rear garden.

LIVING ROOM
10'11" x 11'11" (3.33m x 3.65m)
A spacious reception room with laminate flooring, inset ceiling spotlights and a contemporary vertical radiator. A bespoke media wall incorporates a television recess with power points and fixed display shelving, while a feature archway opens into the kitchen/dining room.

BEDROOM ONE
10'11" x 15'8" (max) x 12'8" (min) (3.33m x 4.78m (max) x 3.88m (min))
A spacious principal bedroom featuring a UPVC double glazed window to the front aspect, a contemporary black central heating radiator and a stylish black sliding timber door leading into the en suite shower room.

EN SUITE SHOWER ROOM
2'5" x 7'10" (0.76m x 2.40m)
Beautifully appointed with a modern three piece suite comprising a concealed low flush WC and wash hand basin set within a vanity unit with chrome mixer tap. A walk in shower enclosure with bi fold glazed door features a rainfall shower head with additional handheld attachment. Fully tiled walls and flooring, inset ceiling spotlights, extractor fan and chrome fittings complete the room.

BEDROOM TWO
7'10" x 9'4" (2.40m x 2.86m)
A well proportioned double bedroom with a UPVC double glazed window overlooking the front aspect and a contemporary black central heating radiator.

BEDROOM THREE
8'4" x 8'7" (2.55m x 2.62m)
Featuring a UPVC double glazed window to the side elevation and a contemporary black central heating radiator.

BATHROOM
5'6" x 6'0" (1.69m x 1.85m)
Fitted with a stylish three piece suite comprising a concealed low flush WC, wash hand basin set within a vanity unit with chrome mixer tap, and a freestanding roll top bath with wall mounted mixer tap. The room benefits from half tiled walls, fully tiled flooring, a UPVC double glazed frosted window to the side elevation, inset ceiling spotlights, extractor fan and a contemporary black ladder style heated towel rail.

CONVERTED GARAGE/HOME OFFICE
9'9" x 19'5" (2.99m x 5.94m)
A superb versatile space currently utilised as a home office. Accessed via a timber entrance door, the room features laminate flooring, timber-clad walls and ceiling, four wall light points, power and lighting, together with timber single glazed windows to both the front and side elevations. Ideal for use as a home office, playroom, gym or games room.

OUTSIDE
To the front of the property is an attractive lawned garden complemented by a substantial paved driveway with slate inserts, extending onto a concrete driveway to provide ample off road parking for several vehicles. A paved pathway with slate edging leads to a timber gate, opening into the beautifully landscaped rear garden. A slate patio provides an ideal seating area before leading onto an attractive timber decked terrace surrounding the kitchen/dining room. Beyond is a generous lawned garden which wraps around the converted garage, with a further slate patio to the rear creating the perfect space for outdoor dining and entertaining. The garden is fully enclosed by timber fencing to three sides, with mature privet hedging and established trees providing an excellent degree of privacy. An external water supply is also provided.

COUNCIL TAX BAND
The council tax band for this property is C.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.