



## 18 Heron Drive

Sandal, Wakefield WF2 6SW

### PROPERTY FEATURES

- Extended and upgraded detached family home
- Presented throughout to the highest of standards
- 5 bedrooms, 2 with ensuites
- Luxurious master suite with walk in wardrobe
- 2 large reception rooms and spacious kitchen / diner
- Integrated high specification NEFF appliances
- Landscaped rear garden with entertaining spaces
- Sought after location on the outskirts of Wakefield
- Excellent road and rail commuter links to the region
- For all enquiries and to arrange a viewing call FSL



**01924 200101**

**Offers in the Region Of £600,000**





## PROPERTY PARTICULARS

Now offered for sale is this stunning modern family home which has been extended and upgraded by the current owners and is presented both inside and out to the highest of standards. The property offers versatile and adaptable accommodation including 5 bedrooms with luxurious master suite and 2 reception rooms plus open plan kitchen / dining room with bi-fold doors opening out to the rear garden. The property is predicted to have wide appeal and an early viewing is recommended to truly appreciate the size and quality of accommodation offered for sale. Call FSL Estate Agents on 01924 200101 for further details and to arrange a viewing.

## LOCATION

The property is located on Heron Drive within Sandal and close to Newmillerdam on the outskirts of Wakefield. This is one of Wakefield's premier locations within close proximity to a full range of local amenities, facilities and schools, and offering excellent commuter links to the Yorkshire region by both road and rail.

## ACCOMMODATION

Accommodation briefly comprises on the ground floor; entrance hall, open plan to family room, kitchen / dining room, cloakroom and living room. On the first floor; landing, master bedroom with walk in wardrobe and en-suite bathroom, 4 further bedrooms, one with en-suite shower room, and a family bathroom. Outside; gardens to front and rear, long driveway with ample parking and double garage. Please refer to the floor plans for approximate room sizes and layout.

### Entrance Hall 5' 11" x 5' 0" (1.807m x 1.514m)

A bright and welcoming entrance, open plan to the family room and having a contemporary composite front entrance door.

### Family Room 13' 11" x 12' 0" (4.232m x 3.663m)

A versatile family living area, open plan to the entrance and having an open staircase leading up to the first floor.

### Kitchen/Diner 19' 3" x 14' 8" (5.873m x 4.468m)

An impressive and well-appointed kitchen / dining room with full width bi-fold doors providing views and access out to the landscaped rear garden. The contemporary kitchen area includes fitted units along one wall plus island, all with high gloss white doors with flush handles, matt quartz work surfaces and ambient mood lighting to floor and ceiling. The fully tiled floor benefits from under floor heating. A full range of high-end integrated NEFF appliances include two fan ovens, combi-microwave, coffee machine, larder fridge, tall freezer with ice maker,





dishwasher, washing machine and induction hob with ceiling mounted island extractor above. In addition, the inset sink with feature mirrored splashback is fitted with a Quooker tap. The dining area incorporates upholstered bench seating, quartz table and flush mounted TV enclosure.

#### Inner Lobby

Linking the kitchen and living room and having useful fitted storage cupboards.

#### Cloakroom 6' 4" x 3' 0" (1.924m x 0.914m)

Part tiled and fitted with a concealed cistern WC and wall mounted wash basin with exposed chrome pipework.



#### Living Room 21' 7" x 11' 0" (6.566m x 3.348m)

A spacious dual aspect living room with feature media wall incorporating ambient LED lighting, flush TV / sound bar enclosure and panoramic electric fire with living flame effect. French doors lead out the rear garden.

#### Landing

On the first floor and linking all of the bedrooms and family bathroom.

#### Master Bedroom 16' 3" x 13' 7" (4.947m x 4.143m)

A luxurious and generously proportioned master bedroom suite with high vaulted ceiling and having a walk in wardrobe and en-suite bathroom.



#### Walk-in-Wardrobe 5' 8" x 5' 5" (1.719m x 1.648m)

With ample clothes hanging and storage space.







**En-suite 10' 2" x 5' 4" (3.089m x 1.615m)**

With fully tiled walls and floor and fitted with a modern white suite including a low flush WC, wall mounted vanity with inset wash basin and P shaped bath with shower and glazed screen above.

**Bedroom 2 10' 5" x 9' 8" (3.179m x 2.948m)**

A second double bedroom suite with en-suite shower room and views over the rear garden.

**En-suite 9' 6" x 4' 3" (2.893m x 1.285m)**

With fully tiled walls and floor and fitted with a modern white suite comprising a low flush WC, vanity unit with inset wash basin and double width shower enclosure with glazed door and rainfall head.

**Bedroom 3 12' 0" x 11' 1" (3.668m x 3.390m)**

A third double bedroom. With useful built in storage cupboard.

**Bedroom 4 12' 1" x 12' 9" (3.684m x 3.886m)**

A fourth double bedroom, currently used a dressing room and fitted with quality wardrobes to two walls and having a matching dressing table fitted within the alcove.

**Bedroom 5 8' 10" x 5' 6" (2.683m x 1.683m)**

A fifth good sized bedroom.

**Family Bathroom 9' 1" x 7' 1" (2.779m x 2.163m)**

Fully tiled and having a wetroom floor providing walk in shower area with glazed partition, concealed cistern WC, vanity unit with inset wash basin and double ended bath with waterfall wall mounted filler.







### Outside

To the front there is an open lawned garden with mature specimen trees and wide tarmac driveway with cobbled border providing ample parking for several vehicles. To the rear there is a beautifully presented enclosed lawned garden with paved areas dedicated to entertaining, playing, cooking and relaxing. To the far rear of the garden there is a pergola with outside brick chimney and fireplace.

### Double Garage 21' 7" x 16' 4" (6.566m x 4.990m)

A double garage with full width electric sectional door and useful built in storeroom.

### TENURE

Freehold.

### COUNCIL TAX BAND

Band E.

### VIEWINGS

For more information and to arrange a viewing contact our friendly team on 01924 200101. Please note that viewings are strictly by prior appointment.

### IMPORTANT NOTICE

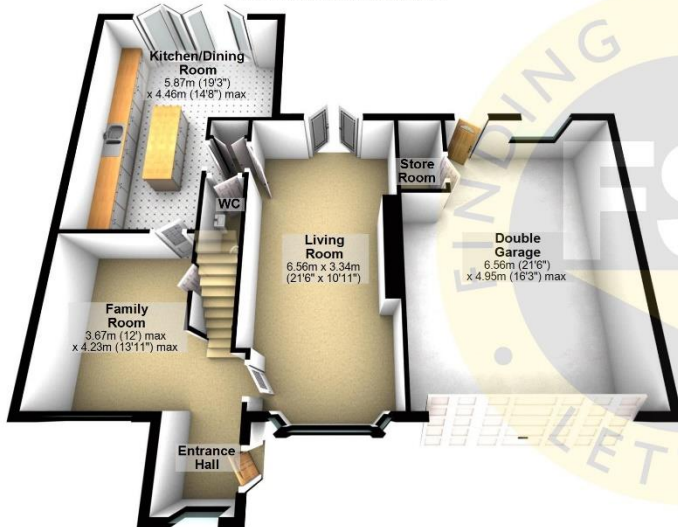
These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.





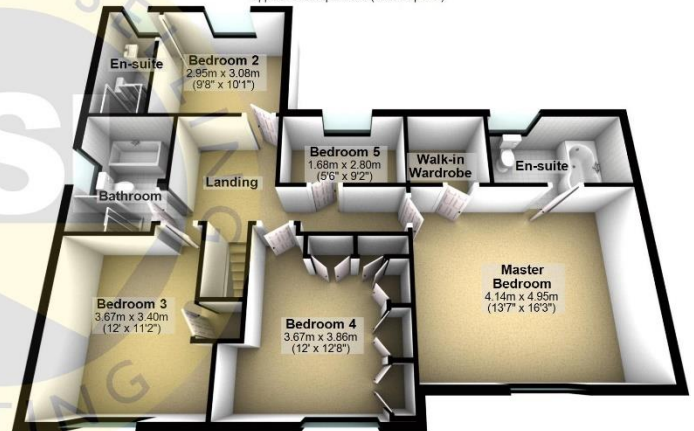
### Ground Floor

Approx. 97.7 sq. metres (1051.5 sq. feet)



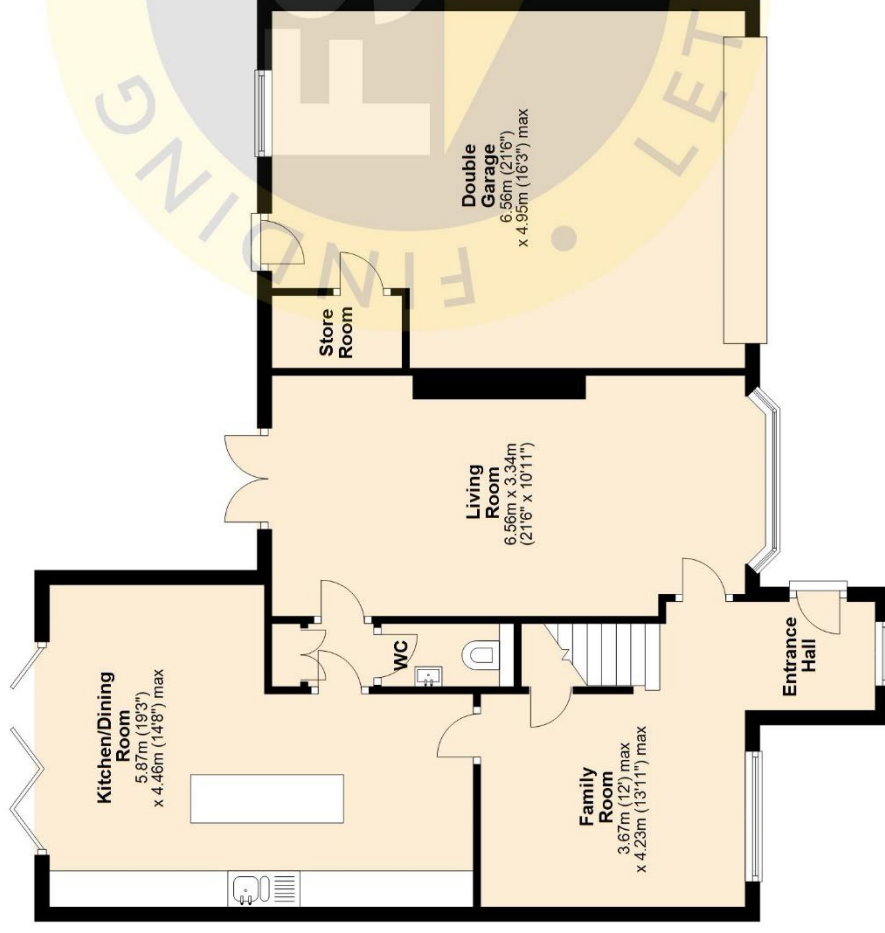
### First Floor

Approx. 92.0 sq. metres (990.5 sq. feet)



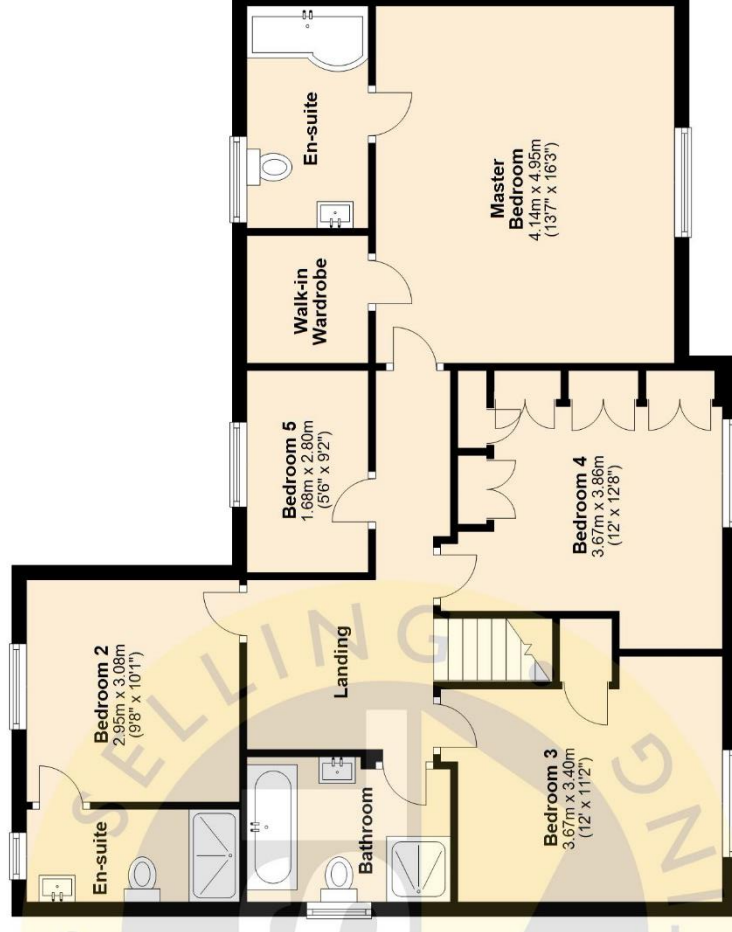
## Ground Floor

Approx. 97.7 sq. metres (1051.5 sq. feet)

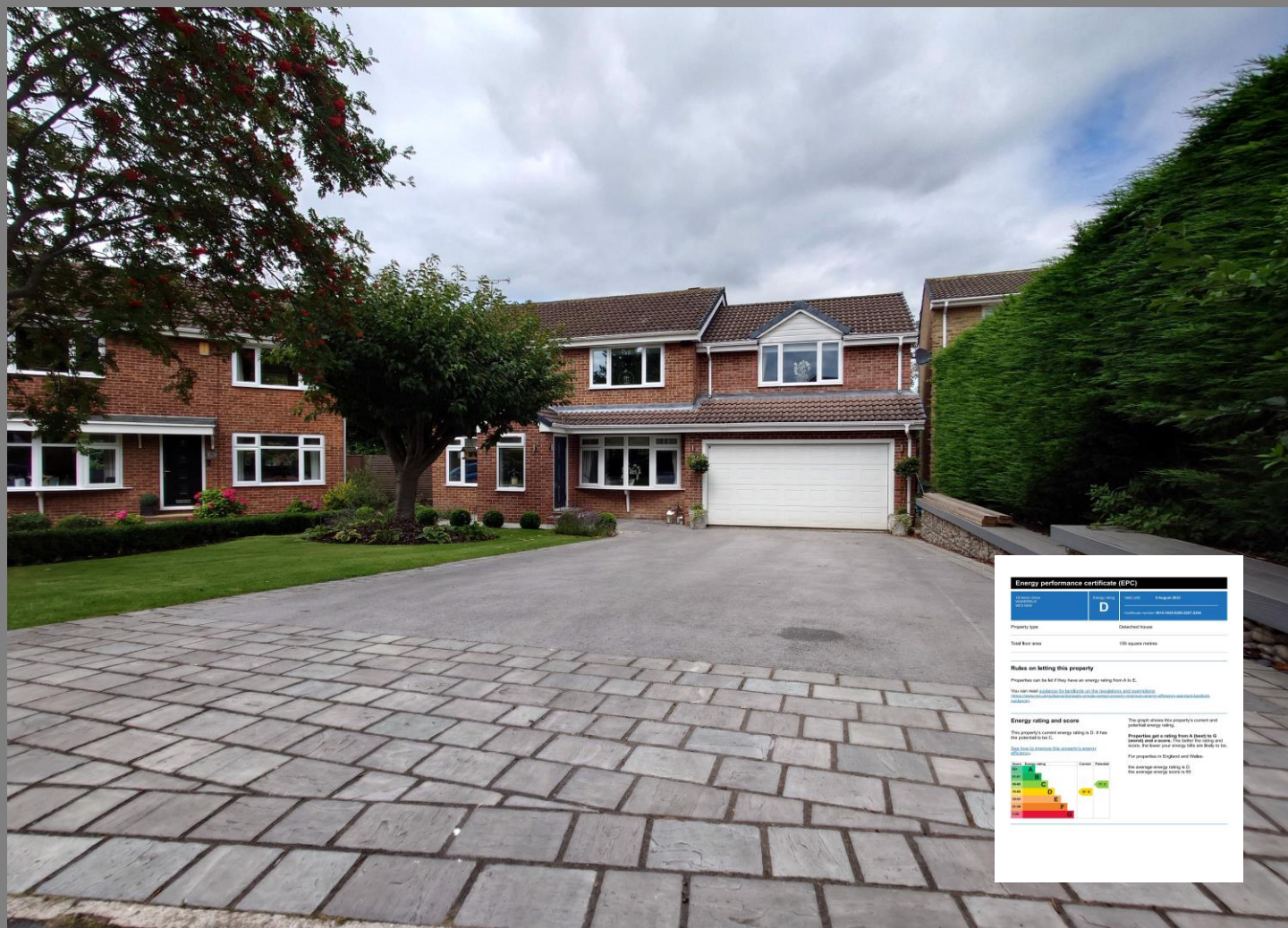


## First Floor

Approx. 92.0 sq. metres (990.5 sq. feet)







For further information and  
to arrange a viewing contact  
FSL Estate Agents

Telephone **01924 200101**

**SCAN HERE**

Scan the QR Code  
with your smart phone  
to view this property  
and further details on  
our website  
[www.fslestateagents.com](http://www.fslestateagents.com)



See all our properties at  
**OnTheMarket.com**  
**Zoopla.co.uk**

**PRSL** Property  
Redress  
Scheme



FSL Estate Agents Ltd, 8 Lakeside, Calder Island Way, Wakefield, WF2 7AW

Tel / Fax: 01924 200101 Web: [www.fslestateagents.com](http://www.fslestateagents.com) E-mail: [enquiries@fslea.com](mailto:enquiries@fslea.com)

FSL Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. FSL Estate Agents, for themselves and for the vendors or lessors of this property whose agent they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of FSL Estate Agents has any authority to make or give representation of warranty in relation to this property.