

MoveNow Properties



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FOR SALE

The Fouracres, Wakefield,

WF1 4FJ

5 Bedroom, Detached

£525,000



Movenowproperties are thrilled to present this expansive 5-bedroom detached family home, complete with a family bathroom, three en-suites, a stylish kitchen/diner, utility room, and a charming enclosed rear garden. With the added convenience of an integral double garage, all nestled in a highly sought-after location. This residence offers the perfect blend of space, comfort, and modern living, making it an ideal haven for families seeking both luxury and practicality.

- Luxurious 5 Bedroom Detached Family Haven
- 4 Bathrooms, including 3 En-suites & a Family Bathroom
 - Expansive Kitchen, perfect for culinary adventures
 - Double Integral Garage for secure parking and storage
- Ample Parking with a Large Drive & Dedicated Visitors' Space
- Tranquil Enclosed Rear Garden, ideal for outdoor relaxation
 - Must-See to Fully Appreciate its Elegance
- Highly Desirable Location, embodying the essence of luxury living

Accommodation briefly comprises:

Entrance Hall

The entrance hall welcomes you with its tiled flooring and a composite entrance door, offering both durability and aesthetics. Ascending the stairs to the first floor, you'll find easy access to other parts of the house. An integral door to the garage adds convenience for those coming and going. The hall is also home to the ADT house alarm system, ensuring security and peace of mind for residents. With doors leading to both the kitchen and living room, the layout encourages flow and accessibility throughout the home.



Living Room

Measurements 16' 4" x 10' 11" (4.99m x 3.33m)

Step into the spacious living room, where comfort and warmth converge on soft carpet flooring. A radiator maintaining the perfect temperature. A large double-glazed bay window, offering a panoramic view of the front surroundings. Natural light floods the room, illuminating the space.



Kitchen / Dining room

Measurements 29' 2" x 9' 8" (8.88m x 2.94m)

The kitchen / dining room, spanning the full width of the property, is a spacious and inviting family hub. It boasts a range of wall and base units, providing ample storage space for all your culinary needs. Convenience is key with integrated appliances, including a dishwasher and a fridge freezer, ensuring a seamless cooking experience. A double oven and a five-ring gas hob, accompanied by an AEG cooker hood above. Natural light pours in through the large double-glazed window overlooking the front, illuminating the space and creating an airy atmosphere.

Complementary work surfaces with upstands offer both style and functionality, while recessed spotlights add a touch of modern elegance. A radiator ensures warmth, while the tiled flooring is both practical and easy to maintain. Patio doors open to an enclosed outdoor area, seamlessly blending indoor and outdoor living spaces and providing opportunities for al fresco dining.



Utility Room

Measurements 6' 4" x 5' 5" (1.94m x 1.64m)

An extension of the kitchen's functionality, boasting tiled flooring that seamlessly continues from the kitchen, ensuring a cohesive look throughout. A work surface provides a convenient space for various tasks, with plumbing for a washing machine and ample room for a dryer, streamlining your laundry routine. A sink with a mixer tap adds versatility, while wall and base units offer additional storage, perfect for keeping cleaning supplies or other household essentials. A composite door opens to the enclosed garden, offering a convenient entry point adjacent is a door to the downstairs WC.



Downstairs WC

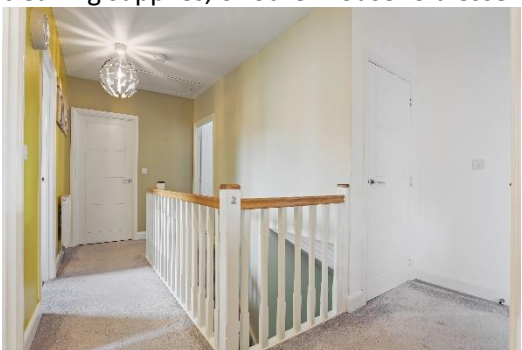
Measurements 16' 9" x 16' 1" (5.10m x 4.89m)

The downstairs WC offers both style and practicality with its tiled flooring, providing durability and easy maintenance. A low flush WC and pedestal wash basin with a modern tiled splashback create a sleek and contemporary look. A radiator ensures while recessed spotlights illuminate the space, creating a bright and welcoming atmosphere.



Stairs and landing

Ascend the spindle staircase with carpet flooring. Arriving at the large landing, you're greeted by a spacious area that serves as a versatile hub connecting various parts of the upper floor. A radiator ensures warmth. A loft hatch with ladders provides access to additional storage space, with boarding ensuring that items can be safely stored away yet easily accessible when needed. Completing the landing is a useful storage cupboard, perfect for stowing away linens, cleaning supplies, or other household essentials.



Master Bedroom

Measurements 16' 11" x 9' 2" (5.15m x 2.80m)

Enter the spacious sanctuary of the master bedroom, with carpet flooring. A radiator ensures the room is kept cosy and inviting, while a large double-glazed window overlooks the front. Fitted wardrobes with mirrored sliding doors provide ample storage.



Ensuite

Measurements 6' 7" x 6' 0" (2.00m x 1.84m)

Step into the en-suite, where functionality meets elegance. Tiled flooring provides both durability and style, while partial tiling to the walls adds a touch of sophistication. Essential amenities include a low flush WC and a pedestal washbasin. Recessed spotlights. A frosted double-cleared window overlooks the rear, ensuring privacy while allowing natural light to filter in. The shower area features modern tiling, providing a sleek backdrop for your daily routine, while a radiator adds warmth and comfort.



Bedroom 2

Measurements 11' 11" x 10' 10" (3.63m x 3.29m)

A spacious double bedroom offering both comfort and convenience. Carpet flooring creates a cosy atmosphere. A radiator ensures the room stays warm and comfortable, while a large double-glazed window overlooks the front, filling the space with natural light and offering a pleasant view. Adding to the convenience, Bedroom 2 features a door leading to its own en-suite.



Ensuite 2

Measurements 6' 6" x 5' 5" (1.98m x 1.65m)

A stylish and functional addition to Bedroom 2. The ensuite features tiled flooring, providing durability and easy maintenance. Essential amenities include a low flush WC and a wall hung wash basin. Modern tiling adorns the walls, adding a touch of sophistication to the space, while a frosted double-glazed window overlooks the front, ensuring privacy while still allowing natural light to filter in. Recessed spotlights and a double shower, featuring a glass sliding door for easy access.



Bedroom 3

Measurements 10' 3" x 10' 0" (3.12m x 3.04m)

A spacious double bedroom with carpet flooring that adds warmth and comfort to the space. A radiator ensures a comfortable temperature year-round, while a large double-glazed window offers a view of the rear surroundings, filling the room with natural light. Conveniently, this bedroom also features its own en-suite.



Ensuite 3

Measurements 7' 7" x 3' 10" (2.31m x 1.18m)

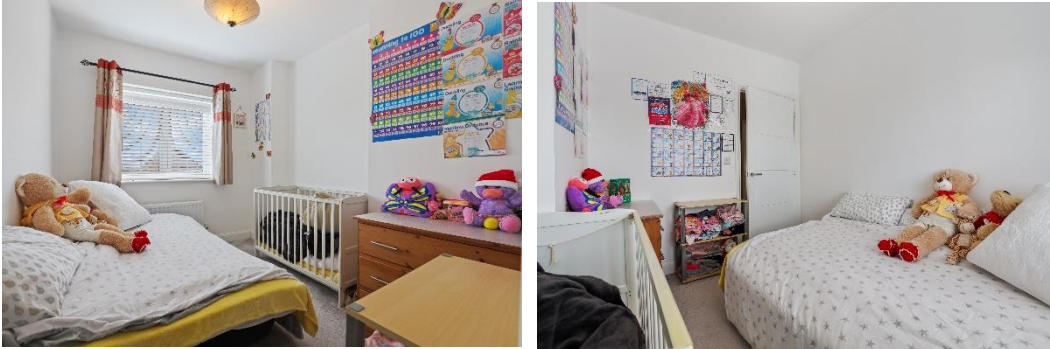
The ensuite features tiled flooring for durability and easy cleaning, ensuring a practical yet elegant space. The walls are adorned with tiled accents, adding a touch of sophistication to the room. Essential amenities include a low flush WC and a sleek wall-hung wash basin, offering both functionality and aesthetic appeal. Recessed spotlights illuminate the space, creating a warm and inviting atmosphere. And a double walk-in shower, featuring a spacious design and glass sliding doors for easy access.



Bedroom 4

Measurements 10' 3" x 8' 6" (3.13m x 2.59m)

A good sized fourth bedroom with carpet flooring creating a cosy ambiance, inviting you to relax and unwind. Equipped with a radiator, this room ensures warmth and comfort throughout the year. A large double-glazed window overlooks the front, filling the space with natural light and providing a pleasant view of the surroundings.



Bedroom 5

Measurements 10' 8" x 6' 7" (3.25m x 2.00m)

A generous sized fifth bedroom which offers versatility, whether you choose to use it as a bedroom, office, or creative space. A radiator ensures that the space remains warm and comfortable, while a large double-glazed window allows natural light to flood the room, offering views of the rear.



Family bathroom

Measurements 6' 7" x 6' 6" (2.00m x 1.99m)

A modern and functional space designed for comfort and convenience. Tiled flooring provides durability and easy maintenance, while contemporary tiling on the walls adds a touch of elegance to the room. Essential amenities include a low flush WC and a sleek wall-hung washbasin, offering both style and functionality. A bathtub, complete with concealed taps, provides a luxurious space for relaxation and rejuvenation. Natural light filters through a frosted double-glazed window overlooking the rear, creating a bright and airy atmosphere while maintaining privacy. A radiator ensures warmth and comfort, making this bathroom a welcoming retreat for the entire family.



Outside

To the front of the property, a private drive awaits, providing off-road parking for up to two vehicles, ensuring convenience for residents. Adjacent to this, visitors will find designated parking.

As you venture to the rear of the property, you'll discover a spacious and secluded garden. Enclosed by fenced boundaries, this area offers privacy and security. The well-maintained lawn provides a serene backdrop, while well-established shrubs add greenery and character to the space. Whether for relaxation, outdoor gatherings, or playtime, the rear garden offers ample opportunities to enjoy the outdoors in the comfort of your own home.



Garage

Measurements 16' 9" x 16' 1" (5.10m x 4.89m)

A practical space designed to accommodate your vehicles and storage needs. Featuring an integral door for convenient access from inside the home, the garage is equipped with power lighting to ensure visibility and ease of use, even during darker hours.

Two manual up and over doors provide secure entry and exit for vehicles, offering flexibility and convenience.

Whether it's parking your cars, storing outdoor equipment, or working on DIY projects, the double garage provides ample space and functionality to meet your needs.

Broadband connection

Fibreoptic

Mobile Coverage

Three

O2

Vodafone

EE

Satellite / Fibre TV Availability

BT

Sky

Parking

Double Garage, Private Drive and Visitors Parking

Council Tax

Band E

Tenure

Freehold

Service Charge Approx £200 per annum

EPC Rating: B83

Please contact us for further details of the full EPC

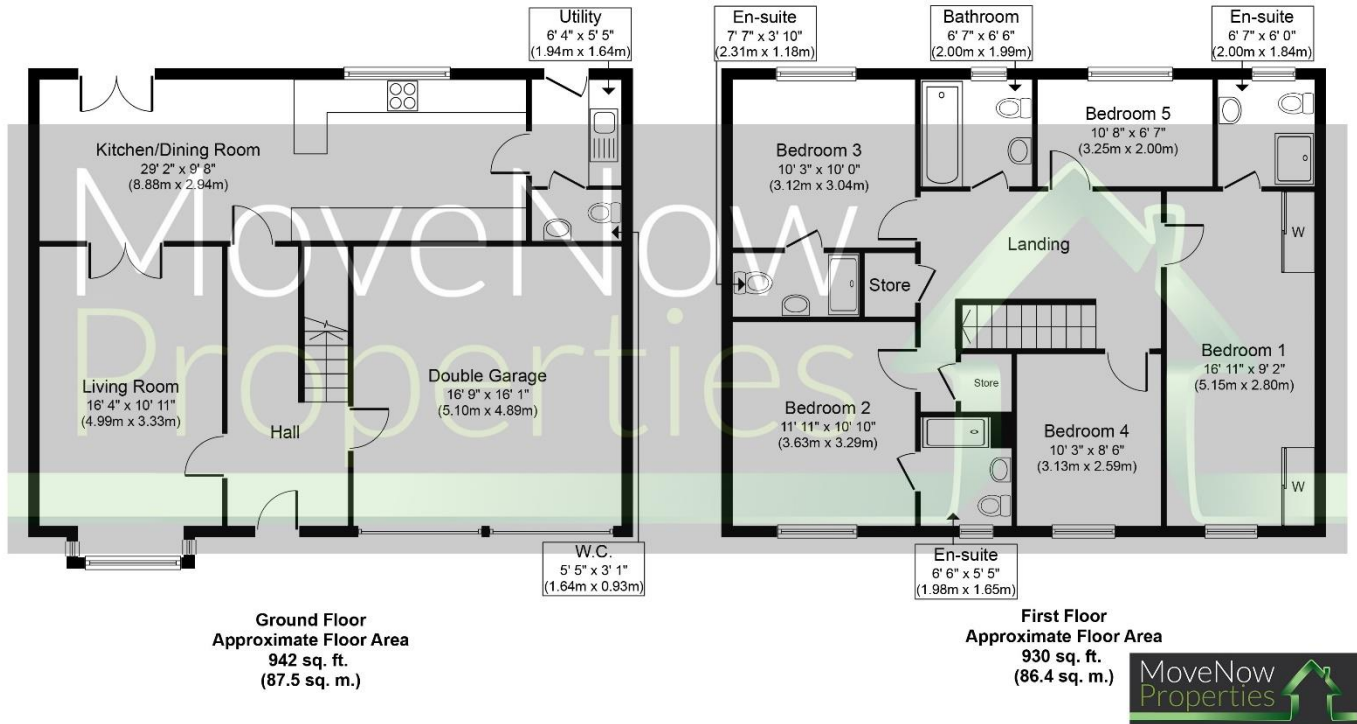
Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83	91
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Floor plans

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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