



Patch Wood Court, Newmillerdam Wakefield WF2 6TX

welcome to

Patch Wood Court, Newmillerdam Wakefield

5 Patchwood Court, Newmillerdam, Wakefield, WF2 6TX. Executive Family Residence with Three En-Suite Bedrooms & Detached Garden Room. Several rooms enjoy attractive views towards the surrounding woodland, enhancing the sense of privacy and connection with the natural surroundings.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

15' 7" max x 10' 5" max (4.75m max x 3.17m max)

Kitchen

13' 6" max x 14' 1" max (4.11m max x 4.29m max)

The impressive open-plan dining kitchen forms the heart of the property, thoughtfully designed with a comprehensive range of quality units, integrated appliances and ample space for both family dining and entertaining.

Utility Room

6' 6" max x 6' 1" max (1.98m max x 1.85m max)

Orangery

12' max x 11' 1" max (3.66m max x 3.38m max)

A bright and versatile orangery provides a superb additional reception area, enjoying views over the rear garden and neighbouring woodland. The glazed roof and generous window arrangement allow excellent levels of natural light throughout the day.

Living Room

18' 6" max x 11' 9" max (5.64m max x 3.58m max)

Dining Room

13' 5" max x 11' 1" max (4.09m max x 3.38m max)

Principle Bedroom

15' 1" max x 11' 9" max (4.60m max x 3.58m max)

Bedroom 2

15' 3" max x 11' 9" max (4.65m max x 3.58m max)

Bedroom 3

9' 1" max x 11' 11" max (2.77m max x 3.63m max)

Bedroom 4

10' max x 10' 6" max (3.05m max x 3.20m max)

Bedroom 5

10' 7" max x 10' 5" max (3.23m max x 3.17m max)

Bedroom 6

9' 6" max x 7' 11" max (2.90m max x 2.41m max)

Garage

17' 1" max x 15' 8" max (5.21m max x 4.78m max)

Garden Room

A substantial detached garden room, currently utilised as a home gym, provides exceptionally flexible accommodation and could equally serve as a home office, studio, business space, teenage retreat, wellness room or entertaining area.





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Patch Wood Court, Newmillerdam Wakefield

- Exclusive cul-de-sac position adjoining Newmillerdam woodland
- Substantial five/six-bedroom executive family home
- Three en-suite bedrooms plus contemporary family bathroom
- Detached garden room/home gym offering excellent versatility
- Double garage and double-width driveway

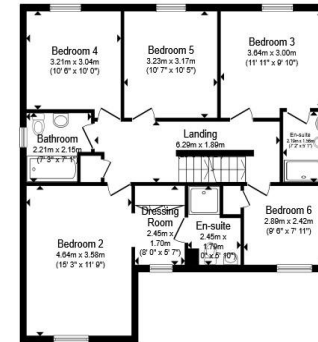
Tenure: Freehold EPC Rating: B

Council Tax Band: G

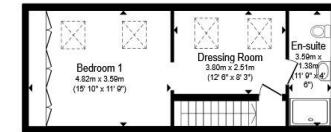
£825,000



Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 236.6 m² (2,546 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
WAK128497 - 0004

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