

5 Patch Wood Court,  
Newmillerdam WF2 6TX

OFFERS AROUND  
£825,000



THIS IMPRESSIVE FIVE/SIX BEDROOM DETACHED HOME HAS SPACIOUS LIVING ACCOMMODATION, A HOME GYM/DETACHED GARDEN ROOM, FRONT AND REAR GARDENS, DOUBLE GARAGE AND DRIVEWAY, AND SITS IN A FANTASTIC LOCATION ADJOINING NEWMILLERDAM WOODLAND.

FREEHOLD / COUNCIL TAX BAND: G / ENERGY RATING: B

PAISLEY  
PROPERTIES

## **ENTRANCE HALL 15'1" apx x 6'1" max**

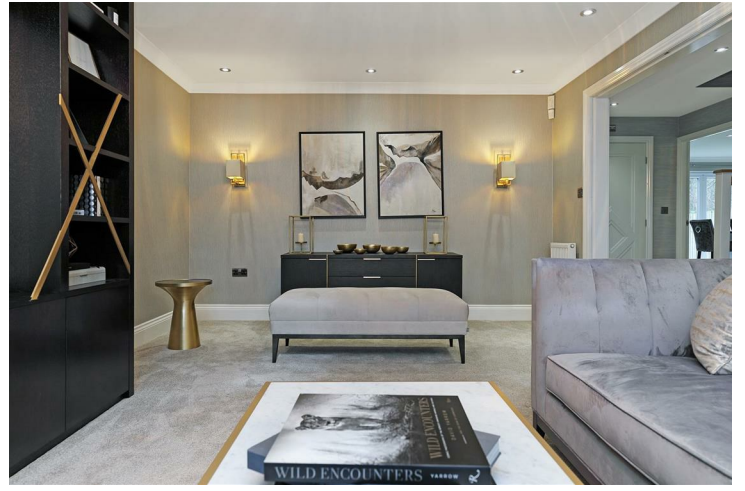


You enter the property through a partially glazed UPVC door and are greeted by a sense of space and style. The hallway is elegantly decorated in neutral tones with designer wallpaper, complemented by carpet underfoot and carpeted stairs rising to the first-floor landing. Thoughtfully designed, there is ample space to store shoes and coats. Doors lead through to the garage, lounge, dining room, downstairs WC and kitchen.

## **LOUNGE 18'8" ( plus bay ) x 11'8" apx**



This generously proportioned lounge sits to the front of the property, with views over the cul-de-sac, it boasts sophisticated décor and a lovely bay window which allows natural light to flood in. To one wall is a modern media unit which neatly provides space for a TV and there is ample room to accommodate a range of lounge furniture. The lounge provides an inviting space to relax and unwind. An open doorway leads to the entrance hall.



**DINING ROOM 13'6" apx x 11'8" apx**



The dining room is spacious and refined, designed to flow into the attached orangery through bi-folding doors. The dining room is ideally suited for both everyday family meals and formal entertaining. With designer wallpaper and carpet underfoot, doors lead to the entrance hall.

### **ORANGERY 11'11" apx x 11'8" apx**



The orangerie is a bright and attractive addition to the property, offering a versatile living space filled with natural light. Featuring extensive windows to three sides and a glazed roof with motorised ventilation system, sliding patio doors lead into the garden, with views into the woodland and beyond. Doors lead through to the dining room.

### **DOWNSTAIRS W.C 6'1" apx x 3'1" apx**

The downstairs WC is a handy space, conveniently located for everyday use and guests. With a vanity unit providing useful storage, topped with a basin and mixer tap, and a low-level toilet the room has tiled flooring and a door leading to the entrance hall.

## KITCHEN 14'8" apx x 13'6" apx



Positioned to the rear of the property with bi folding doors opening onto the garden, the kitchen has a good range of wall and base units with a gloss white finish, complimentary granite worktops with inset one and a half bowl stainless steel sink, mixer tap and matching granite splashbacks. Integral appliances come in the form of double electric oven, five ring gas hob with stainless steel extractor hood over, upright fridge freezer and dishwasher. The kitchen island provides storage and seating for casual dining. There is a combination of spot lighting and plinth lighting alongside tiled flooring underfoot. The kitchen includes an under stairs pantry, fitted with shelving, which provides storage for small appliances, and kitchen essentials. Doors lead into the utility and hallway.



### **UTILITY ROOM 6'5" apx x 6'1" apx**



A convenient room located next to the kitchen and having a range of base units with a white gloss finish, complimentary black laminate worktops, stainless steel sink with mixer tap, laminate upstand and tiled splashback. There is an integrated washer, spot lighting and a tiled floor. A UPVC partially glazed door leads to the garden and a door leads back through to the kitchen.

### **FIRST FLOOR LANDING 20'4" apx x 6'5" max**



Stairs ascend from the entrance hall to the first floor landing where there are doors leading to the home office, four bedrooms, bathroom and cylinder cupboard.

## **BEDROOM TWO 15'3" apx x 11'8" apx**



This impressive king-size bedroom provides an abundance of space for freestanding furniture, is decorated in soft neutral tones and has a front-facing window providing an outlook down the cul-de-sac. There are spotlights to the ceiling and an opening leading to the dressing area. A door opens to the first-floor landing.

## **DRESSING AREA 5'5" apx x 5'6" - plus fitted wardrobe**



Fitted with attractive built-in wardrobes with soft-close drawers and hanging space, this separate dressing area can comfortably accommodate a dressing table and has an obscure-glazed front-facing window providing privacy. An archway leads through to the bedroom and a door opens to the en-suite.

## BEDROOM TWO EN-SUITE 5'10" apx x 7'8" max



Comprising a modern three-piece white suite including a double shower cubicle with mains-fed shower and bi-folding glazed door, a wall-hung hand wash basin with mixer tap and low-level W.C. This en-suite is partially tiled in decorative wall tiles in two neutral tones. There are spotlights to the ceiling, a chrome tall heated towel rail, an obscure-glazed front-facing window and tiled flooring. A door leads to the dressing area.

## BEDROOM THREE 11'11" apx x 10'7" apx



Positioned to the rear of the property with superb views over the garden towards the neighbouring woodland from its window is this double bedroom. There is space for a range of bedroom furniture, attractive décor, spot lighting and doors leading to the en-suite and first-floor landing.

### **BEDROOM THREE EN-SUITE 5'6" apx x 5'1" apx**



Similar to the second en-suite, this includes a three-piece white suite with double shower cubicle, mains-fed shower and bi-folding glazed door, a wall-hung hand wash basin with mixer tap and low-level W.C. The walls are partially tiled, there are spotlights to the ceiling, a side-facing obscure-glazed window, chrome heated towel rail and complementing tiled flooring. A door leads to bedroom three.

### **BEDROOM FOUR 10'6" apx x 10'4" apx**



A well-proportioned double bedroom positioned to the rear of the property and offering ample space for a range of bedroom furniture. The room is attractively decorated in neutral tones and benefits from a rear-facing window overlooking the garden. There is spot lighting to the ceiling and a door leading to the first-floor landing.

**BEDROOM FIVE 10'7" apx x 9'11" apx**



Another generous double bedroom, currently ideal for use as a guest room or child's bedroom, and enjoying a pleasant rear-facing aspect overlooking the garden and woodland. The room offers space for freestanding furniture, is finished in complementary décor and has spot lighting to the ceiling. A door provides access to the first-floor landing.

## HOME OFFICE 9'5" apx x 7'9" apx



Extremely practical for modern-day living, this home office is ideal for those working from home or for children needing separate study space. The room can easily accommodate a desk, chair and storage, and benefits from additional built-in shelved storage to one corner. If an office were not required, this would make a lovely hobby room or sixth bedroom. There is spot lighting, a front-facing window and a door leading to the landing.

## HOUSE BATHROOM 7'4" apx x 6'10" max



This modern and stylish house bathroom is fitted with a contemporary three-piece white suite comprising a panelled bath with mixer tap and shower attachment, a wall-hung hand wash basin with mixer tap and a low-level W.C. The walls are partially tiled in complementary neutral tones and the room benefits from spot lighting to the ceiling, an obscure-glazed side-facing window, chrome heated towel rail and tiled flooring. A door leads to the first floor landing.

### **SECOND FLOOR LANDING**

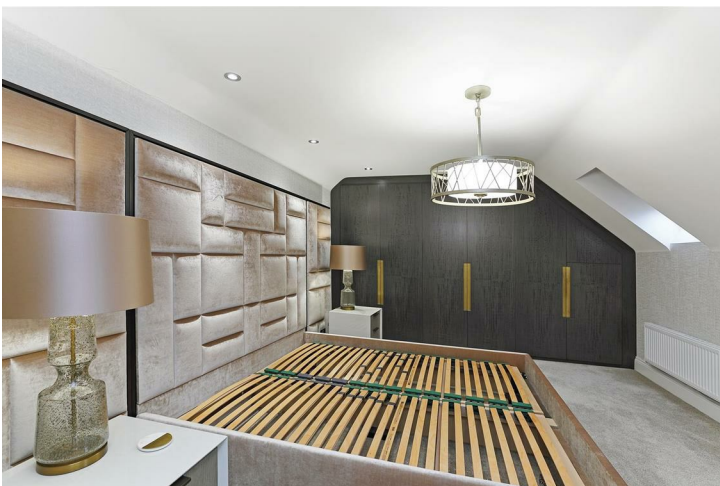
Stairs rise from the first-floor landing to the second-floor landing, where there is a small access door into the eaves space and a door opening to the top-floor suite.

## TOP FLOOR SITTING AREA 12'5" apx x 8'2" max



Upon entering the top-floor suite, you are greeted by a comfortable seating area, perfect for soft furnishings and offering a superb haven away from the rest of the house. This space could alternatively be used as a dressing or work area if desired. There are two Velux windows allowing natural light to flood in, spotlights to the ceiling, an opening to the bedroom and doors leading to the en-suite and landing.

## TOP FLOOR BEDROOM 13'8" ( plus wardrobes ) x 11'9" apx



Tucked away, this luxurious bedroom is beautifully decorated and has a bank of high-quality fitted wardrobes with built-in lighting to one wall. The angled ceiling adds interest to the room and is home to two Velux windows which allow light to cascade in. Spot lighting completes the room and the open-plan layout between the sitting area and bedroom enhances the feeling of space.

## TOP FLOOR EN-SUITE 11'8" apx x 4'6" apx



Fitted with a double shower cubicle with mains-fed shower and bi-folding glazed door, a wall-hung hand wash basin with mixer tap and low-level W.C. This bright en-suite is partially tiled in contrasting-tone wall tiles and has complementing floor tiles. The room offers space for freestanding storage, has spot lighting, a side-facing obscure-glazed window, a chrome heated towel rail and a door leading to the sitting area.

### **GARAGE AND PARKING**

There is a large double garage with useful recess providing storage space. The garage has an electric up-and-over door with fob, light and power, and also neatly houses the property's gas central heating boiler and fuse board. An internal door gives access to the entrance hallway.

## GYM / GARDEN ROOM 16'2" apx x 16'2" apx



This fabulous stone-built garden room has been used as a gym by the current vendors but would also make a wonderful space for a small business, teenage den or impressive entertaining space. There is glazing to three sides and a roof lantern, filling the room with natural light. Spot lighting is fitted to the ceiling, there is power, rubber mat flooring and sliding patio doors opening onto the garden.



## FRONT GARDEN

The house sits at the head of the cul-de-sac behind a lawned garden.

## REAR GARDEN



Gated side access leads to the rear garden which is mainly laid to lawn, with a flagged patio area and path wrapping around the property to the built-in storage and continuing down to the gym/garden room.

The storage runs alongside the side of the property and is perfect for a lawn mower and other garden tools.

The garden is fully enclosed by boundary fencing and enjoys the privacy of backing onto woodland.





**~ Material Information ~**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: WAKEFIELD COUNCIL BAND G

PROPERTY CONSTRUCTION: STANDARD

PARKING: DOUBLE DRIVEWAY AND GARAGE

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS - There are also solar panels fitted to the property.

\*Heating Source - GAS CENTRAL HEATING.

\*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESSIBILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

**~ Paisley Properties ~**

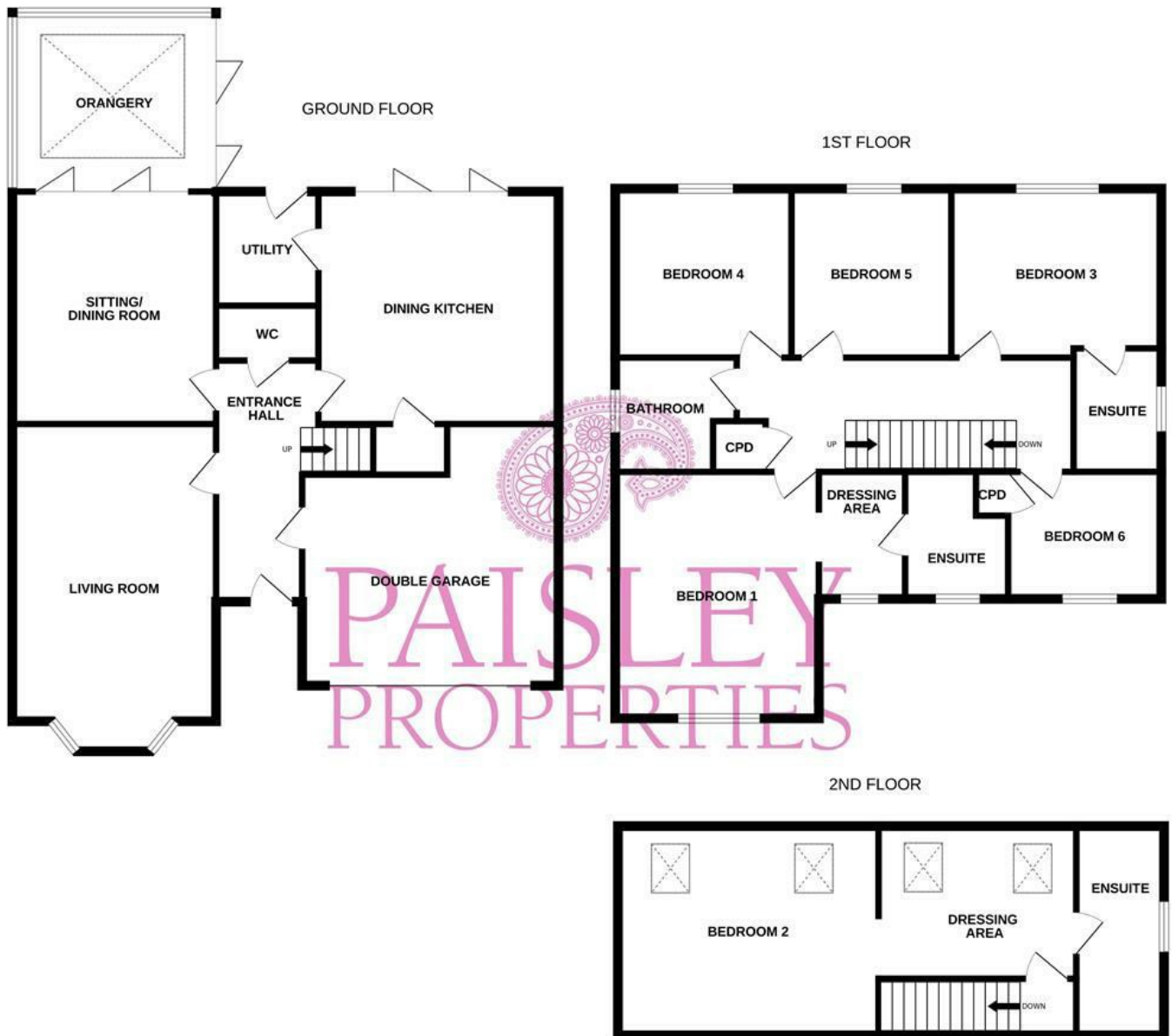
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

**~ Paisley Mortgages ~**

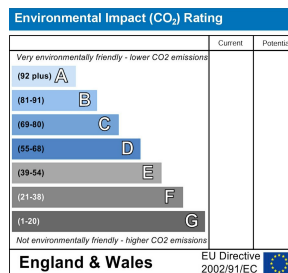
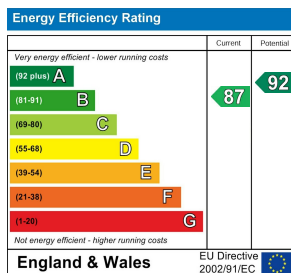
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare

in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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