



Inglenook, 9 Chevet Lane

Sandal, Wakefield, WF2 6HN

For Sale

£1,150,000

Holroyd Miller are pleased to offer for sale "Inglenook" a grand and impressive detached period residence which offers exquisite accommodation over two levels, refurbished, and re-designed by well renowned "Transform Architects" offering a mix of original features and modern touches with full height windows and bi-fold doors providing light together with open plan living and offering a move with a minimum of fuss. Located in this ever popular and sought-after location of Sandal south of Wakefield city centre, occupying an elevated position with a south facing garden. Briefly comprising; outer entrance porch leading to study with original oak panelling and parquet flooring, living room with bi-folding doors, separate snug/office, inner hallway with open staircase, cloakroom/wc and access to useful cellar basement, exceptional open plan kitchen/diner/family room with a range of integrated appliances, granite worktops and centre island, bi-folding doors to both front and rear access to both gardens, separate utility room and rear entrance porch. To the first floor, four double bedrooms, three en-suites, master bedroom and dressing room/fifth bedroom. Outside the property is set well back from the road with large south facing gardens to the front and potential further off-street parking if so required, to the rear enclosed courtyard with secured parking leading to detached garage, patio area leading off from the kitchen. A truly enviable home situated close to excellent local schools, easy access to the motorway network and rail services for those travelling throughout the region.

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IMPRESSIVE ENTRANCE PORCH

With black and white tiled floor, full height double glazed windows and entrance door leading through to...

STUDY

12' 9" x 13' 2" (3.90m x 4.02m)

With the original entrance, oak parquet flooring, original oak panelling, two wall light points, feature oak mantle with fire surround and hearth, Delph rail, currently used as a study area.

LIVING ROOM

16' 5" x 18' 3" (5.01m x 5.57m)

Having bi-folding doors overlooking the rear garden with feature full height double glazed windows, feature housing for the television and display shelving, downlighting to the ceiling, four wall light points, two central heating radiators.

STUNNING OPEN PLAN KITCHEN/DINING/FAMILY ROOM

34' 6" x 16' 4" (10.54m x 4.99m)

Superbly fitted to the kitchen area with a range of grey shaker style fronted wall and base units, contrasting granite work tops and navy centre island, bi-folding doors to both front and rear, Amtico parquet style flooring, bi-folding doors to both front and rear gives access to the rear patio, integrated appliances include; 2 x ovens, combination oven/microwave, dishwasher, fridge freezer, wine cooler, hot water tap, induction hob with extractor hood over, undermounted sink with drainer, centre island extends to breakfast bar, down lighting to the ceiling, built in display unit housing the television with display shelving, full height double glazed windows making the most of the views over the garden, two central heating radiators.

UTILITY ROOM

15' 9" x 9' 0" (4.82m x 2.75m)

Superbly appointed with a range of grey shaker style base units, larder unit, 2 x coat cupboards, contrasting marble effect worktops, stainless steel sink unit, single drainer, plumbing for automatic washing machine, Amtico parquet oak flooring, down lighting to the ceiling, central heating radiator opening to...

REAR ENTRANCE PORCH

Being double glazed, with Amtico parquet flooring.

INNER HALLWAY

With open staircase, oak balustrade, Amtico oak parquet flooring, central heating radiator, access to useful keeping cellar.

CLOAKROOM

Furnished with contemporary style suite with wash hand basin set in vanity unit, low flush w/c, tiling, vanity mirror.

SNUG/OFFICE

12' 5" x 12' 4" (3.80m x 3.76m) plus recess

Having dual aspect double glazed windows, feature housing for television with display shelving, central heating radiator.

STAIRS LEAD TO...

FIRST FLOOR LANDING

With oak balustrade, useful storage cupboard, coving to the ceiling, central heating radiator, double glazed window.

MASTER BEDROOM SUITE

16' 7" x 13' 4" (5.07m narrowing to 4.83m x 4.08m narrowing to 3.31m)

With two double glazed windows making the most of the southerly aspect overlooking the front garden with down lighting to the ceiling, central heating radiator.

DRESSING ROOM/BEDROOM

8' 11" x 8' 9" (2.74m x 2.68m)

Having a range of shaker style wardrobes, being part mirrored, with double glazed window, central heating radiator.

STUNNING EN SUITE BATHROOM

Being part panelled with parquet style Amtico flooring, feature free standing tub bath, "his n hers" wall hung wash hand basins, low flush w/c, large shower cubicle, double glazed window, heated towel rail and tiling.

BEDROOM

18' 6" x 12' 10" (5.66m x 3.93m)

With original oak panelling, recessed fitted wardrobes, access to useful eaves storage, double glazed window overlooking the front garden, central heating radiator.

GUEST BEDROOM TO REAR
11' 5" x 11' 1" (3.49m x 3.40m)
With double glazed window, central heating radiator.

WALK IN WARDROBE
With hanging space.

EN SUITE SHOWER ROOM
Furnished with modern white suite with wall hung wash hand basin set in vanity unit, low flush w/c, large shower cubicle with rain dance shower head, feature timber effect tiling, down lighting to the ceiling, double glazed window and heated towel rail.

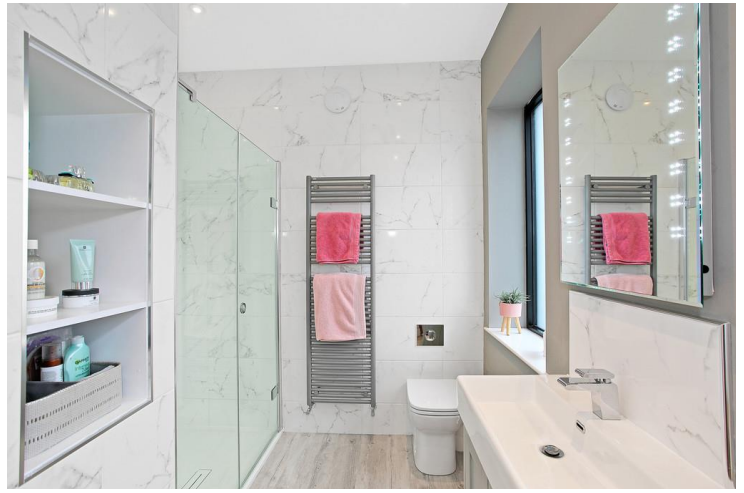
BEDROOM TO FRONT
16' 4" x 13' 5" (4.99m x 4.09m) opening to 5.60m
With two double glazed windows, down lighting to the ceiling, central heating radiator.

HOUSE BATHROOM
With "Jack and Jill" arrangement with contemporary style suite with wall hung wash hand basin set in vanity unit, low flush w/c, large walk in shower cubicle, marble effect tiling with Amtico flooring, two double glazed windows, heated towel rail.

OUTSIDE
The property is set well back from Chevet lane with driveway to the side which provides a right of access to the rear property, with large garden area to the front being mainly laid to lawn with granite style tiled patio providing excellent seating area with mature trees and shrubs, leading to a lower level front garden with additional parking (potential to provide further off street parking if so required). To the rear, courtyard area leading to a brick built detached double garage with power and light laid on, adjacent enclosed paved patio area leading off from the kitchen area making the most of the morning sun, with automated gated secured parking.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





GROUND FLOOR
1650 sq.ft. (153.3 sq.m.) approx.



1ST FLOOR
1551 sq.ft. (144.1 sq.m.) approx.



TOTAL FLOOR AREA : 3201 sq.ft. (297.4 sq.m.) approx.

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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