



## 4 Tippler Drive, Stanley, Wakefield, WF3 4FW

We are delighted to bring to market this beautifully extended four-bedroom detached home, ideally situated on a sought-after new-build development in Wakefield.

Designed with modern family living in mind, the ground floor has been thoughtfully extended to create an impressive open-plan kitchen, dining, and living space – the true heart of the home and perfect for both everyday life and entertaining. Additional features include a separate lounge for relaxing evenings, a versatile snug or playroom, and a practical utility room.

Upstairs, you'll find four generously sized bedrooms, two of which benefit from stylish en-suite bathrooms. The spacious master bedroom also boasts a dedicated dressing area, while a contemporary family bathroom serves the remaining rooms.

Outside, the split-level rear garden is both expansive and beautifully landscaped, offering an ideal outdoor living space alongside plenty of room for children to play. Completing the property is a single detached garage equipped with an electric car charging point.

- Beautifully extended four-bedroom detached family home
- Spacious open-plan kitchen, dining, and living area – ideal for modern family life
- Versatile snug/playroom perfect for children or home working
- Four generous bedrooms, two with en-suite bathrooms
- Master bedroom featuring a dressing area
- Large, landscaped split-level rear garden offering outdoor living and play space
- Single detached garage with electric car charging point
- Easy access to transport links and the M1/M62 motorway network

£460,000



Approximate total area<sup>(1)</sup>  
78.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	