



## 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.

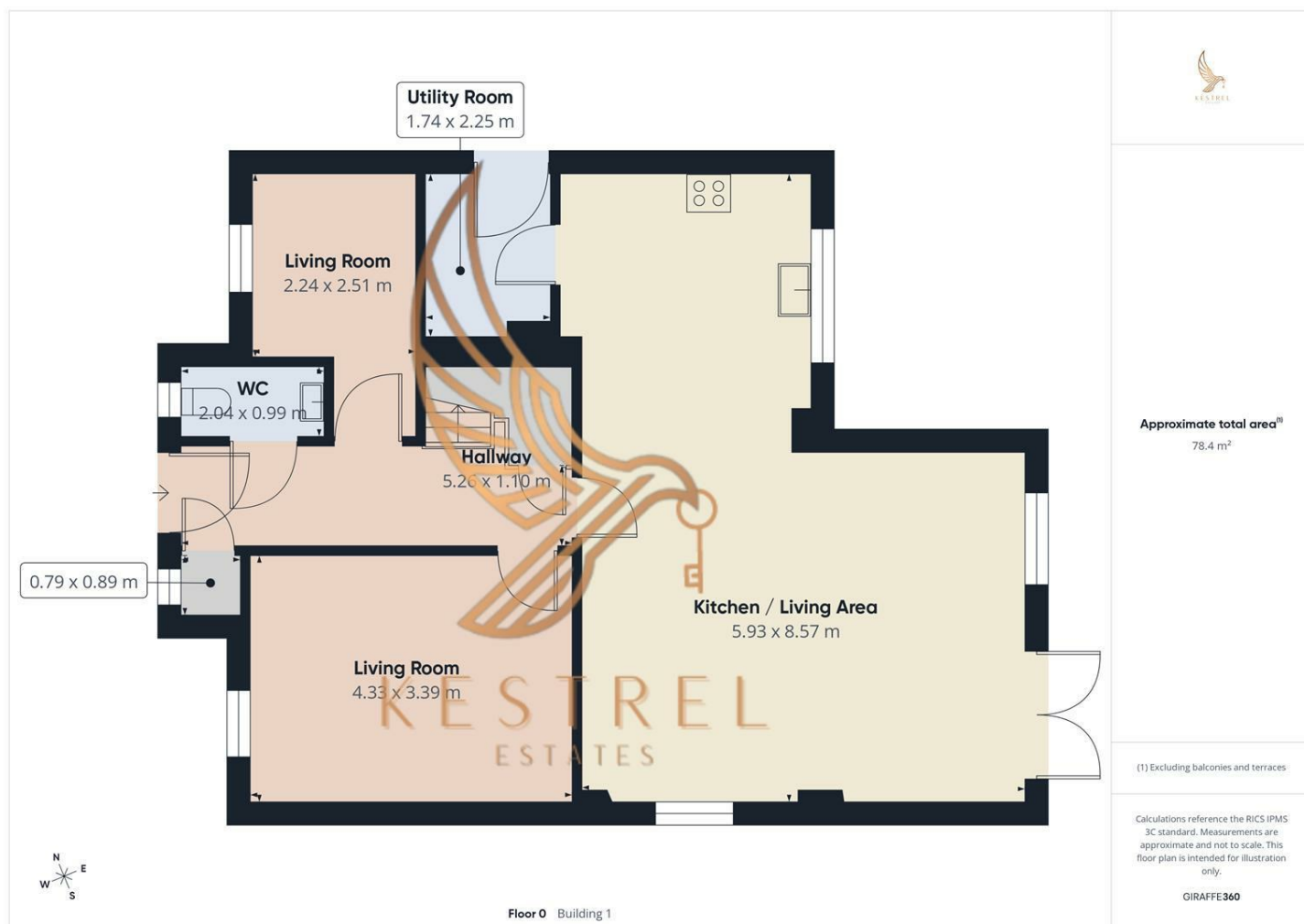
Designed with modern family living in mind, the ground floor has been thoughtfully extended to create an impressive open-plan kitchen, dining, and living space – the true heart of the home and perfect for both everyday life and entertaining. Additional features include a separate lounge for relaxing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



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