



## 34 Grove Park

Calder Grove, Wakefield, WF4 3BZ

**Guide price £200,000**



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Nestled in the tranquil cul-de-sac of Grove Park, Calder Grove, Wakefield, this charming semi-detached bungalow offers a delightful blend of comfort and convenience. Built in 1974, the property boasts a well-designed layout that includes two inviting bedrooms, perfect for a small family or those seeking a peaceful retreat.

Upon entering, you are greeted by a spacious reception room that provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests. The bungalow features a well-appointed bathroom, ensuring all your essential needs are met. One of the standout features of this property is the lovely conservatory, which allows for an abundance of natural light and offers a serene space to enjoy the surrounding views of the garden.

For those with vehicles, the property includes ample parking for up to three vehicles, along with the added benefit of a garage, providing both security and convenience. The absence of a chain means that you can move in without delay, making this an attractive option for prospective buyers.

The location itself is a significant advantage, offering a peaceful environment while still being within easy reach of local amenities and transport links. This bungalow is perfect for anyone looking to enjoy a quiet lifestyle in a friendly neighbourhood. With its appealing features and prime location, this property is not to be missed.

### Kitchen

External door into the kitchen. Side facing window. Wall and base units with space for washing machine, oven, fridge freezer and sink with drainer. Built in storage cupboard. Front facing bay window giving space for a dining table and chairs.

### Lounge

Front facing window. Feature fireplace with fire.

### Bathroom

WC, vanity storage sink and walk in bath with seat and shower over. Side facing window.

### Bedroom One

Rear facing patio doors. Space for a double bed and fitted wardrobes.

### Bedroom Two

Rear facing doors into the conservatory. Space for a bed and wardrobes.

### Conservatory

Rear external door leading to the garden. Potential to be another sitting room.

### Garage

Up and over door. Power and lighting.

### Exterior

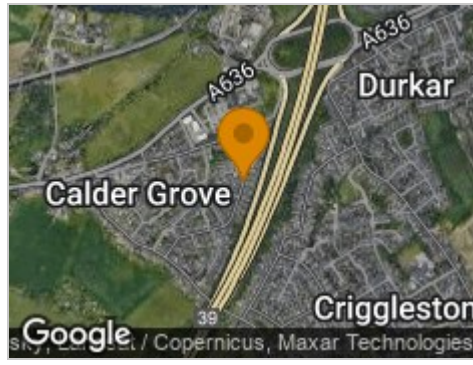
To the front of the property there is a pebbled area and driveway leading to the garage. The rear garden consists of a patio and decked area.



## Road Map



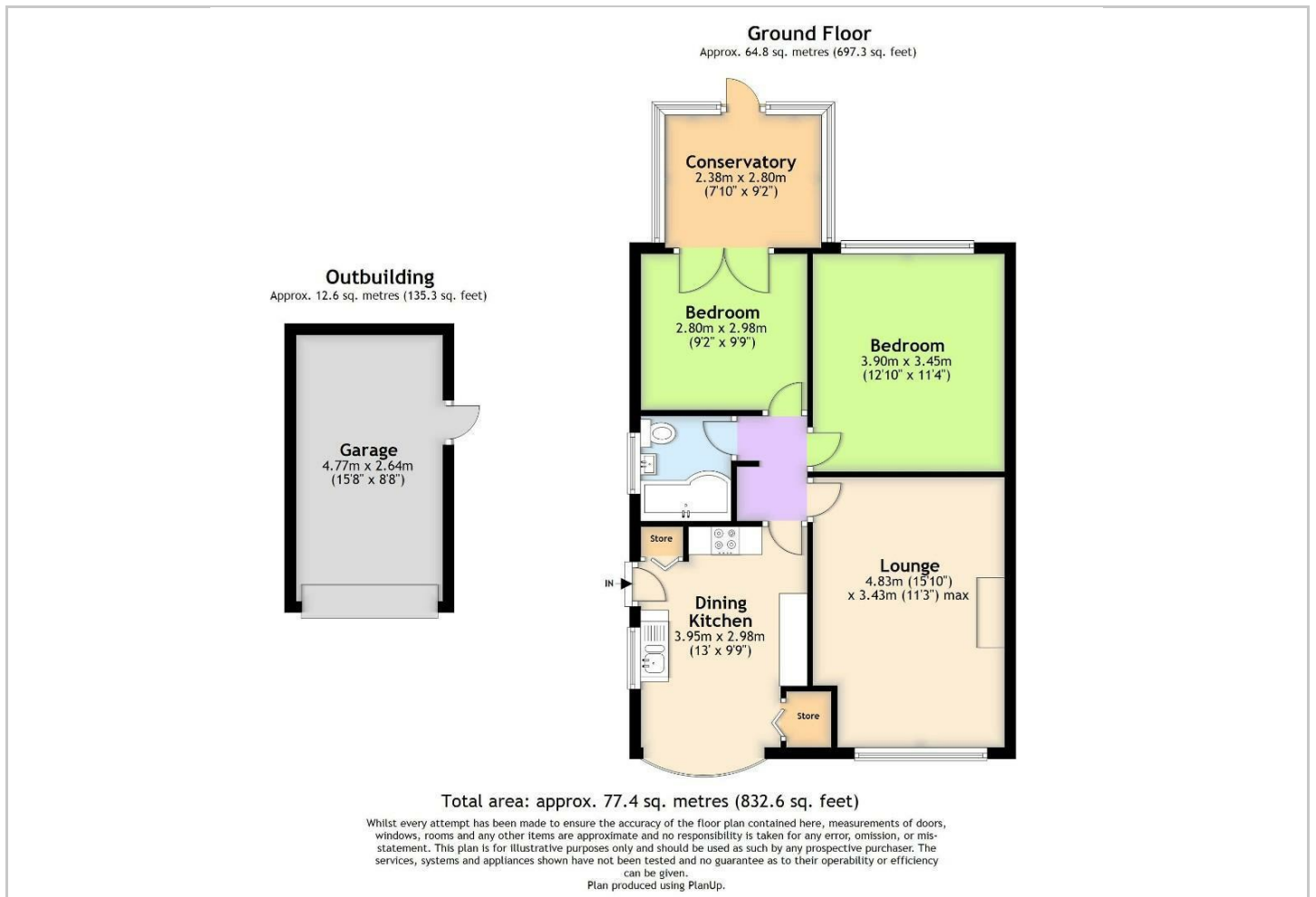
## Hybrid Map



## Terrain Map



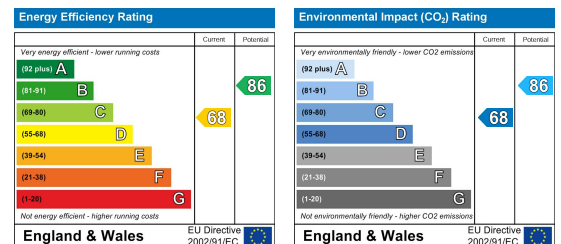
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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