



**123A GEORGE LANE**  
WAKEFIELD, WF4 2NE

**£1,150,000**  
FREEHOLD

This is the ultimate sophisticated family home — thoughtfully designed with exceptional flow, making it perfect for both entertaining and professional living. Set in the heart of the highly sought-after village of Notton, this impressive residence enjoys an enviable position, overlooking the charming village green to the front and backing onto the cricket club and tennis courts to the rear. It's a rare combination of style, space, and idyllic surroundings in one of West Yorkshire's most desirable rural communities

**M O N R O E**

SELLERS OF THE FINEST HOMES

# 123A GEORGE LANE

- Brand Newly Built Six Bedroom Home
- Available to Purchase with No Chain
- High End Fixtures & Fittings
- Private Garden with Lawn & Patio
- Parking For Multiples Cars
- Solar Panels for Sustainability
- Under Floor Heating Throughout
- Air Source Heat Pump
- Internal Garage
- Call Monroe To Book Your Viewing!



## Luxury Living with a Village Charm Twist – Exceptional 6-Bedroom Home in Notton (WF4)

If you've ever dreamed of living in a brand new, luxury six-bedroom property that offers both cutting-edge design and a warm sense of community, this exceptional home in the picturesque village of Notton is the one you've been waiting for.

Boasting almost 4,000 square feet of thoughtfully designed living space, this stunning detached residence sets a new standard for modern family living and entertaining. The property enjoys a prime position in the heart of the village, with uninterrupted views over the village green to the front, and the charming cricket ground and tennis courts to the rear—offering a unique and idyllic combination of greenery, privacy, and community life.

### Inside the Home

From the moment you step through the door, the striking entrance hall makes a bold and lasting impression, showcasing a vaulted ceiling and Crittall-style glass doors that open into a breathtaking open-plan kitchen, dining, and living area. This space has been meticulously designed to balance everyday comfort with high-end elegance, featuring coffered ceilings, a bespoke media wall with an integrated fireplace, and wide aluminium sliding doors that seamlessly connect the indoors to the landscaped rear

garden.

The heart of the home is the designer kitchen, equipped with a large central island, quartz worktops, and integrated premium appliances. An adjacent utility room ensures that practical needs are met without compromising on style. Also on the ground floor is a separate sitting room, a boot room/cloakroom, and a convenient guest WC.

### Space and Sophistication Across Three Floors

Upstairs, a mezzanine-style landing leads to five generously sized bedrooms. The luxurious master suite features a sleek and contemporary en-suite bathroom, while the second bedroom also enjoys private en-suite facilities—perfect for guests or older children seeking privacy. The remaining bedrooms are spacious and versatile, ideal for growing families.

The top floor is a standout feature, with a large sixth bedroom, a dedicated study area, a high-spec bathroom, and excellent eaves storage—making it ideal for use as a guest suite, teenager's retreat, or even a home office haven.

### Outdoor Living and Curb Appeal

Externally, the property doesn't disappoint. A resin-bound driveway provides a sleek first impression, complemented by an electric garage door for ease and security. The landscaped gardens wrap gracefully



around the home, with a generous rear patio providing the perfect setting for alfresco dining and entertaining.

#### The Village of Notton – WF4

Nestled in the rolling countryside of West Yorkshire, Notton is a highly sought-after village offering a rare blend of tranquility and convenience. It's the kind of place where neighbours stop for a chat, children play on the green, and there's a strong sense of local pride. With excellent walking routes and beautiful open countryside on your doorstep, the location is perfect for those who love the outdoors.

Despite its peaceful setting, Notton is well-connected. Wakefield city centre is just a short drive away, offering a full range of amenities, shops, and restaurants. The village also benefits from proximity to key road links, including the M1 motorway, making commuting to Leeds, Sheffield, and beyond highly convenient.

The local cricket club, tennis courts, and regular community events add to the village's charm and make it a wonderful place for families, retirees, and professionals alike. There are also reputable schools and nurseries in the surrounding area, making this an ideal setting for growing families.

#### In Summary:

This beautifully crafted home is more than just a place

to live—it's a statement of lifestyle, luxury, and location. With its generous living spaces, premium finishes, and unbeatable village position, it represents a rare opportunity to enjoy modern luxury in a truly special setting.

Viewings are highly recommended to fully appreciate everything this incredible home and its surroundings have to offer.

## 123A GEORGE LANE







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## ADDITIONAL INFORMATION

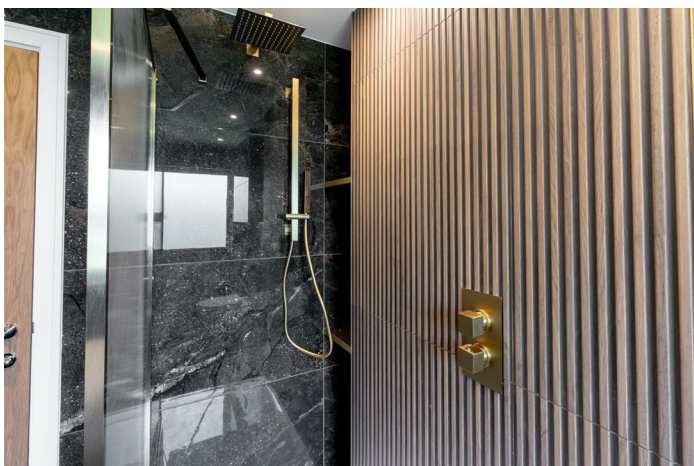
**Local Authority –**

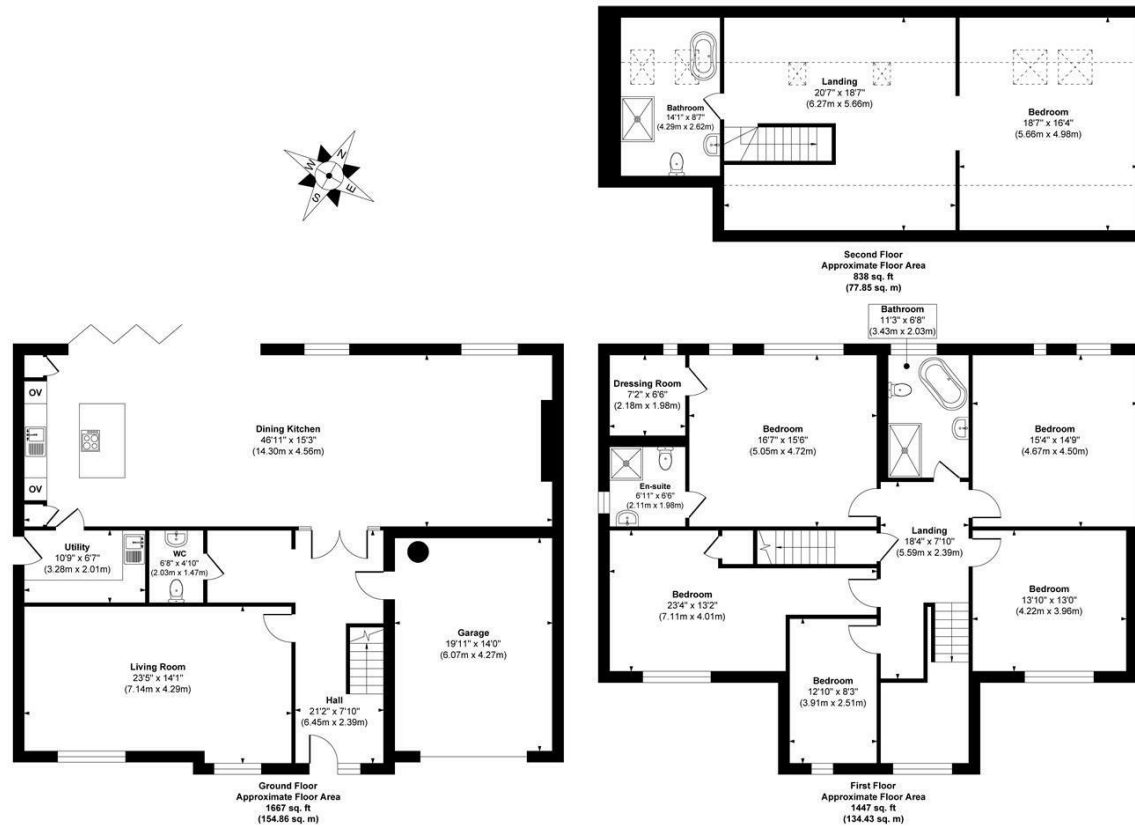
**Council Tax – Band E**

**Viewings – By Appointment Only**

**Floor Area – 3952.00 sq ft**

**Tenure – Freehold**





**Approx. Gross Internal Floor Area 3952 sq. ft / 367.14 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Leeds City Centre  
Leeds City Centre  
Whitehall Road Leeds  
LS12 1FJ

0113 350 0866  
citycentre@monroeestateagents.com

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