



CORNERSTONE

27 Sherbourne Drive, Meanwood, Leeds, LS6 4QX



2 x

5 x

3 x

3 x

C EPC





27 Sherbourne Drive

Guide Price £495,000

This stunning property on Sherbourne Drive seamlessly combines modern living with spacious interiors, extending to nearly 1,500 square feet of living space predominantly across three floors. Located on the fringes of the sought-after Woodlea development, this beautifully designed home offers a contemporary and practical layout with a cottage feel ideal for family living. Having undergone extensive development by the current owners, this home provides a perfect blend of comfort, style, and versatility. Every room has been carefully crafted, creating a home that offers a fantastic standard of living.

Ground Floor

Upon entering the property via a path from Sherbourne Drive, you are welcomed by a spacious kitchen-diner. Thoughtfully designed with contemporary fittings, integrated appliances, and ample storage. A door from the kitchen leads to the Sitting Room, offering a large, relaxing space with a cosy atmosphere. Featuring a charming free-standing stove for the winter months and a bi-fold door that opens into the rear garden. From the Sitting Room, you access a Playroom—an ideal space for children or a more relaxed family area. This room connects directly to a convenient Utility Room and W.C., perfect for day-to-day family needs. The Playroom also provides access to the rear driveway, making it easy to park directly at the back of the property. A staircase from the Playroom leads to a flexible Study/Bedroom. This space could serve as a private home office or even a teenager's retreat, offering a sense of independence. Its proximity to the rest of the house makes it a versatile addition that could also be adapted into an annexe for a relative.

First Floor

The first floor includes a spacious landing that leads to three bedrooms. The first bedroom is a Double Bedroom with an en suite bathroom, A second, good-sized Bedroom, a Child's Bedroom/Dressing Room, and a Family Bathroom featuring a bath with modern fixtures complete this floor.

Second Floor

The second floor is dedicated to a truly impressive Principal Bedroom suite. This generous space provides an enviable retreat, separated from the main living areas for ultimate privacy. The suite includes an en suite bathroom and a good amount of storage, making it an ideal space for relaxation and comfort.

External Features

Externally, the property boasts a front garden with a shared pathway that allows access for neighbouring homes. The rear garden is a true highlight, offering a sense of privacy and seclusion with predominantly brick-walled boundaries. It's an ideal space for outdoor entertaining, barbecues, or simply enjoying the outdoors in a peaceful setting. A driveway also features at the side of the rear garden, providing convenient off-road parking. In addition to the main garden, the property benefits from a separate piece of land over the access driveway to the neighbouring homes. Currently home to two timber sheds, this additional space offers further potential for storage or even the creation of an additional garden retreat.

Location

Nestled in a highly desirable area, the property enjoys a peaceful, leafy location on the edge of the Woodlea development. For families, the location couldn't be better—there are numerous local parks, including the expansive Meanwood Park, just a short walk away, offering a wealth of outdoor activities, nature walks, and space for children to play.

A wide range of local amenities can be found nearby, including the Waitrose Home & Food Hall in the centre of Meanwood and an Aldi at the Northside Retail Park, which is home to a variety of well-regarded retailers. There are also numerous cafes, pubs, and restaurants throughout the area, offering plenty of choices for dining out or enjoying a leisurely drink.

Families will appreciate the excellent local schools, with Meanwood Primary School and Carr Manor Community School (rated Ofsted Outstanding), both within easy reach. The area is well-served by transport links, including regular bus services into Leeds city centre, and easy access to the Ring Road for commuters.

There are plenty of leisure facilities and gyms nearby, including a David Lloyd Leisure Club, which is within walking distance of the property.

Conclusion

This exceptional, thoughtfully designed home offers the perfect combination of style, space, and location. Whether you're a growing family, first-time buyers, or professionals seeking a modern base in a sought-after area of Leeds, 27 Sherbourne Drive provides everything you need and more. Don't miss the opportunity to make this unique property your new home.

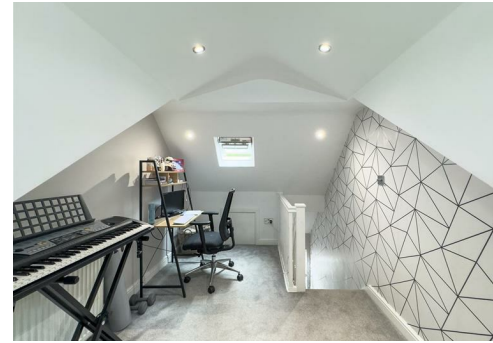
Important Information

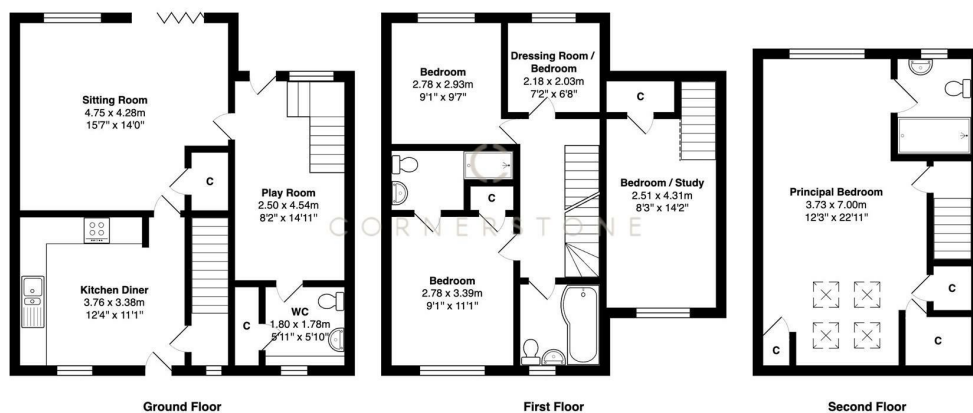
TENURE - Freehold

Council Tax Band C.

Please note that the additional garden area of the property has an Oak Tree with a Tree Preservation Order.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process. Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).





Total Area: 138.5 m² ... 1491 ft²
 All measurements are approximate and for display purposes only

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

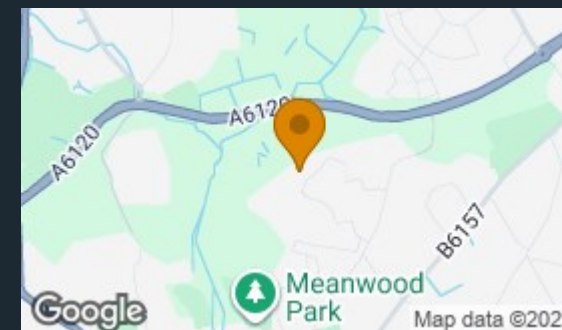
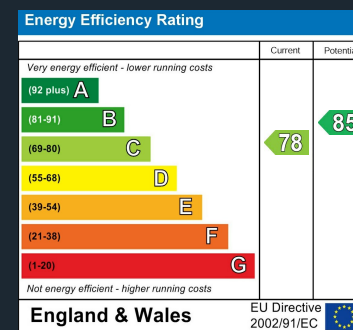
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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