



Calm Waters, 3 Langwith Valley Road, Collingham, LS22 5NU



Key Features

- Beautifully extended detached home
- CAT6 cabling throughout
- Magnificent open plan living kitchen
- Two sets of Bifolding doors
- Underfloor heating to ground floor
- Six bedrooms
- Three bathrooms
- Detached cabin with power and water
- Electric gates and landscaped gardens
- Share of private woodland



A beautifully presented and extended six bedroom stone fronted detached home located in a peaceful cul-de-sac in Collingham, with no onward chain.





Calm Waters is an attractive stone fronted detached home, this being the second time on the market since 1963, and has been recently refurbished to a high standard and offers FTTP (fibre) giving superfast internet, CAT 6 gigabit ethernet cabling and Smart programmable heating throughout including ground floor underfloor heating. The property is approached via double electric gates and a block paved driveway. An oak and glass door leads into a reception hall with oak parquet flooring, cloaks cupboard and guest W.C.

A further glass door leads to the inner hallway, with continuation of the oak parquet flooring, a door to the integral garage which is heated with an electric insulated door (ideal as a home gym) and an original open tread staircase leading to the first floor. To the front of the property is a sitting room with dual aspect windows, overlooking the front garden.


To the rear of the property is a magnificent open plan living/dining kitchen which boasts two sets of Bifolding doors, with inset blinds, leading to the rear garden. The kitchen has been meticulously planned with a range of stylish wall and base units, quartz worktops and a central island with breakfast bar and pop up sockets. There are integrated appliances including an induction hob with downdraught extractor, a fridge/freezer, a dishwasher, an oven and a microwave oven. There are twin sinks, feature shelving and a full height larder cupboard. The kitchen leads to a utility room with decorative tiled flooring, a stable door, additional cupboards and space and plumbing for a washing machine and tumble dryer.

To the first floor are six bedrooms. The principal bedroom has a vaulted ceiling and overlooks the rear garden. There is an adjacent shower room which is fully tiled with a marble topped sink unit, quartz shelving, underfloor heating and towel radiator. The sixth bedroom, with a bespoke feature window, is currently being used as a dressing room. The further bedrooms are well proportioned, one of which has a sliding door leading to a modern ensuite with towel radiator. One of the bedrooms is ideal as a home office and has views over woodland. The luxury house bathroom features decorative tiling, a curved bath with overhead shower, a sink unit with storage, underfloor heating and towel radiator.

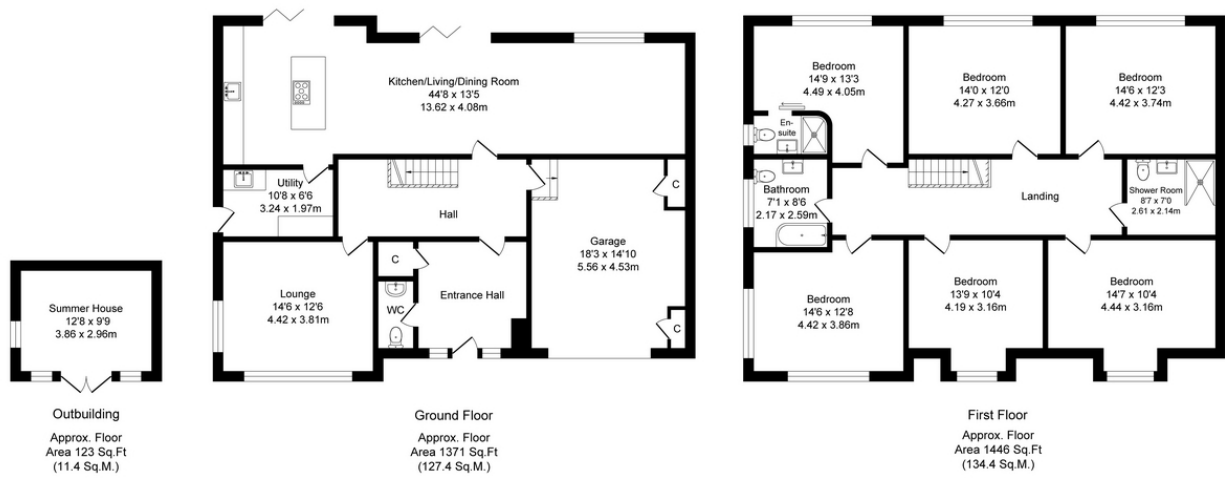
The grounds of this beautiful home have been carefully planned and landscaped. To the front is a lawned area and a gravelled seating area with mature trees and planting. The vendors have added attractive feature lighting to the front and rear. The rear garden offers a generous paved patio with raised planters and steps lead to the tiered garden. There are three lawned areas and flower beds and further steps lead to an additional seating area and timber built cabin. The cabin has a decked veranda, water, electricity and ethernet installed making it ideal for a home gym or office. There are stunning views across to Wood Hall and countryside. The vendors also have part ownership of the opposite woodland which leads down to the River Wharfe and have fishing and boating rights.

Collingham is an exclusive village adjacent to Wetherby and offers a range of amenities including a sports club, primary school, convenience store, a public house, an Italian restaurant and parade of independent shops. Leeds City Centre, Harrogate and York are all within easy car commuting distance with the A1(M) link road close by.



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

Calm Waters, Collingham
Total Approx. Floor Area 2940 Sq.ft. (273.2 Sq.M.)
(Including garage)
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Tenure Type: Freehold
Council Tax Band: G
Council Authority: Leeds City Council

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