



5 Stonedene Park, Wetherby, LS22 7FZ



Key Features

- A beautiful detached home
- Set in grounds of approximately 0.6 of an acre
- Living room with windows to three sides
- Stunning kitchen with doors to a garden room
- Bi-folding doors to the rear garden
- Four/five double bedrooms
- Two ensuites plus house wet room
- Integral double garage with electric door
- Meticulously landscaped grounds
- Within walking distance of Wetherby town centre



A beautifully presented four/five bedroom detached home, set in over half an acre of grounds, within walking distance of Wetherby town centre.





This beautiful four/five bedroom detached home, of over 3,200 sq.ft, is set in a generous plot of approximately 0.6 of an acre and is within walking distance of Wetherby town centre. It is set behind double electric gates and is approached via an exclusive private road.

To the ground floor is a grand reception hallway, with Karndean flooring, which welcomes you into the property and benefits from two cloak cupboards and guest W.C. Double doors lead to a living room with windows to three sides overlooking the landscaped garden with a wood burner and a separate office/study area overlooking the rear garden. To the front of the property is a formal dining room.

To the rear of the property is a magnificent kitchen with double doors leading into the garden room with Bi-folding doors to the garden. The kitchen has been meticulously planned, with a Quartz work surface and a central island, finished with cream high gloss and wood effect units. There are a range of integrated Neff appliances including an induction hob, fridge, wine cooler, freezer, oven, microwave oven, warming drawer, a two drawer Kitchen Aid dishwasher and a boiling water tap. The kitchen leads to a utility room with a sink, storage cupboards and space for a washing machine and tumble dryer. The utility room then leads to an inner lobby which gives access to the integral double garage, with an electric door, and an additional staircase which gives access to an additional living area/fifth bedroom with a storage room which is situated above the double garage.

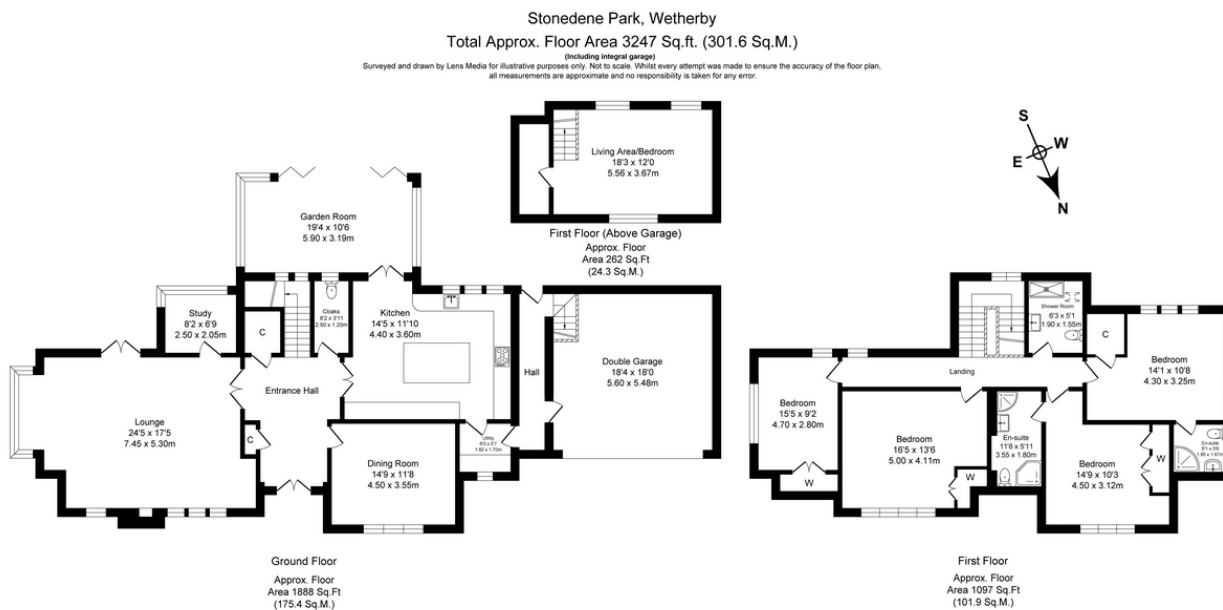
To the first floor is a generous landing area with four double bedrooms. The principal bedroom suite has built in cupboards and a spacious ensuite with a corner bath and separate shower. There are three further bedrooms with fitted wardrobes, one of which has an ensuite shower room, and a modern house shower/wet room.

Set in a stunning plot of approximately 0.6 of an acre, the grounds are a real stand out feature of this home with a beautiful landscaped garden and numerous patio areas. To the front of the property is a lawned area with mature trees and planting. The rear garden offers a generous patio, lawned area and further steps lead to an additional seating area with raised planters on the bank. There is a generous driveway which can comfortably accommodate several vehicles.

The market town of Wetherby supports an excellent range of amenities catering for all daily needs and the town is ideally placed for the commuter with easy access to the region's motorway network, Leeds, York and Harrogate. There are a good selection of schools, shops, restaurants, bars and supermarkets within walking distance and there are beautiful walks along the river within relatively close proximity.

SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	74	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

