



Copperfield Close | Sherburn in Elmet | LS25 6NP

£375,000

Four Bedroom Detached | Council Tax Band C | EPC Rating C

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\*\*\* EXTENDED FOUR BEDROOM DETACHED FAMILY HOME. MATURE REAR GARDEN WITH FRUIT TREES & SUMMERHOUSE. TWO EN-SUITES. THREE RECEPTION ROOMS. GARAGE & PARKING \*\*\*

Introducing a stunning extended four bedroom detached family property, proudly listed for sale. This immaculate home boasts four bedrooms, three reception rooms and a dining/kitchen extension. The residence is a perfect blend of spaciousness and functionality, making it an ideal choice for a family or professionals seeking a quality living space.

The property features three double bedrooms, two of which have en-suite facilities and built-in wardrobes. The fourth bedroom is a comfortable single room, suitable for a child or as an office space. The heart of this home is undeniably the kitchen, thoughtfully designed with a central island, range style cooker and ample dining space. It offers direct access to the rear garden, providing an excellent setting for indoor/outdoor entertaining.

The property's three reception rooms are tastefully decorated and offer diverse functionality. The lounge is a warm and inviting space, complete with a fireplace and wood floors. The second room serves as a formal dining room, perfect for hosting dinner parties and special occasions. The conservatory showcases a delightful garden view and provides further access to the garden, allowing for an abundance of natural light. In addition, there is a useful cloaks W.C to the ground floor.

Externally, the residence benefits from a single garage, ample off-road parking and a mature good sized well-tended garden with a timber summerhouse. Enjoy peace and tranquility in the private garden, or take advantage of the nearby parks for recreational activities.

## Ground Floor

### Entrance Hall

Front entrance door, double-glazed window, oak wood flooring, radiator and doors to the WC and lounge.

### WC

Fitted two piece suite with a push flush WC and wash hand

basin. Radiator, half tiled walls, tiled floor and a double-glazed window to the front.

### Lounge 5.33m x 4.39m (17'6" x 14'5")

Focal pebble effect fire with a contemporary sandstone style fireplace, feature oak flooring, two radiators, open-plan staircase to the first floor, double-glazed window to the front, and doors to the dining room and kitchen.

### Breakfast Kitchen 7.70m x 3.66m (25'3" x 12'0")

Fitted with a modern range of wall and base units with work surfaces over and drawers. Range style cooker with dual fuel, a five ring hob and hot plate with a stainless steel extractor over. Central island unit, one and half bowl sink unit with drainer, integrated dishwasher, plumbed for an automatic washing machine and space for a fridge/freezer. Inset spotlights, tiled splashbacks, tiled floor, radiator, double-glazed windows to the front, rear and side and double-glazed French doors to the rear garden.

### Dining Room 2.74m x 4.37m (9'0" x 14'4")

Double-glazed window to the rear, radiator and tiled floor. Built-in under-stairs storage cupboard and door to:

### Conservatory 3.78m x 2.73m (12'5" x 8'11")

Half-brick construction with double-glazed windows. Double-glazed double doors to the garden. Tiled floor and a ceiling fan.

## First Floor

### Landing

Access to the loft space. Double-glazed window to the rear, radiator, built-in over-stairs airing cupboard. Doors to:

### Master Bedroom 3.51m x 3.08m (11'6" x 10'1")

Double-glazed window to the front, radiator and fitted wardrobes with hanging rail. Open-plan to:

### En-suite

Double-glazed window to the side. Fitted with a walk-in shower enclosure with sprinkler head and additional hand shower attachment, vanity wash basin and WC. Tiled splashbacks, tiled floor and an extractor fan. Access to the loft space.

### Bedroom 3.56m x 2.51m (11'8" x 8'3")

Double-glazed window to the front, radiator and a fitted wardrobe with hanging rail. Door to:

### En-suite

Double-glazed window to the side. Fitted three piece suite comprising; wash hand basin, low level W.C and recessed shower enclosure. Tiled floor, extractor fan and tiled surround.

### Bedroom 2.44m x 2.41m (8'0" x 7'11")

Double-glazed window to the rear, radiator and fitted wardrobes with sliding mirrored doors and hanging rail.

### Bedroom 2.64m x 1.80m (8'8" x 5'11")

Double-glazed window to front and a radiator.

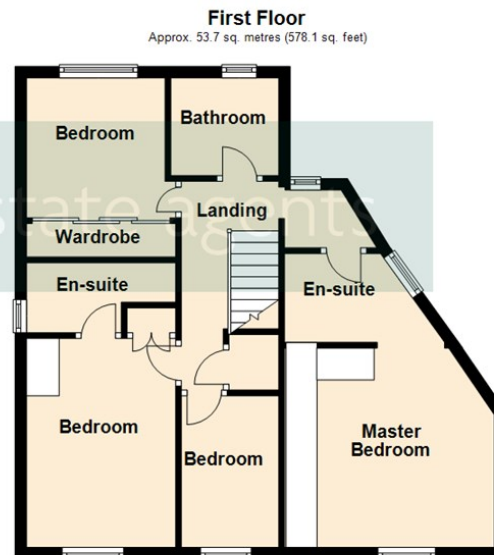
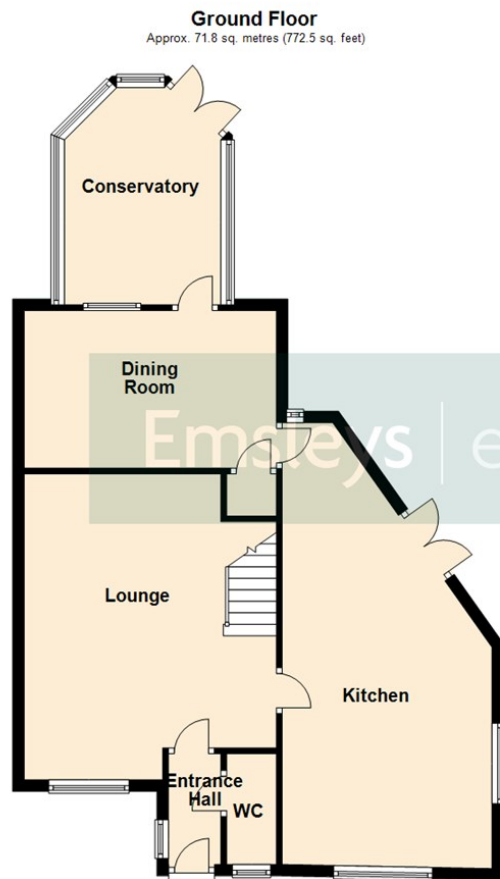
### Bathroom 1.68m x 1.88m (5'6" x 6'2")

Fitted with a white three piece suite comprising; a panelled bath, pedestal wash hand basin and low level flush W.C. Tiled surround, tiled floor, extractor fan, inset spotlights, chrome ladder style radiator and a double-glazed window to the rear.

## Exterior

To the front of the property, there is a block-paved area with a gravelled border, which provides additional off-road parking. There is a tarmac driveway which leads to the single garage and provides off-road parking. The garage has both power and light connected and has an up-and-over door. Side gate access leads to a fully enclosed rear garden with a block-paved path. To the rear, there is a large mature well tended garden, with a lawn, well stocked borders and four fruit trees. In addition there is a timber summerhouse, garden shed and greenhouse. There is also a blue slate seating area, an Indian stone patio seating area with a water feature. There is also an outside water tap.





Total area: approx. 125.5 sq. metres (1350.6 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ  
t: 01977 680088 www.emsleysestateagents.co.uk

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