



for sale
Emsleys
01977 680088

Baynes Drive | Sherburn In Elmet | LS25 6QD

£450,000

Four bedroom extended detached | Council Tax Band E | EPC Rating B

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***STUNNING EXTENDED FAMILY HOME. TUCKED AWAY LOCATION. DOUBLE GARAGE. ***

An immaculate superbly presented family home extended into the loft making this 'Redrow' Cambridge home unique and bespoke in design with a total of four bedrooms and three bathrooms. Providing spacious living areas that accommodate the needs of a modern lifestyle. The property benefits from one separate reception room, perfect for hosting guests or spending quality family time along with a well-appointed open-plan living/dining/kitchen ensuring the heart of the home is both functional and stylish. Downstairs also has a WC and utility room to complete this well appointed home.

Adding to the appeal of this property are unique features such as ample parking with a double drive and double garage. A beautiful garden, allowing you to enjoy outdoor living which is well enclosed and is designed for entertaining, areas of artificial lawn, a paved sitting area, pizza oven and a garden office or bar depending on requirements. The house is tucked away in an enviable cul-de-sac location, while still being in close proximity to public transport links, local amenities and reputable schools, ensuring all your essential needs are within easy reach.

The strong local community further adds to the charm of this location, creating a warm and welcoming environment. This property promises a blend of comfort, convenience and style, making it perfect for those seeking a quality residential experience. Do not miss the opportunity to make this splendid property your home.

Ground Floor

Hall

Entered through a modern composite panelled door into a welcoming and spacious reception area finished with LVT flooring, a central heating radiator and stairs to the first floor also with LVT flooring. Doors to WC, lounge and kitchen.

WC

With a low level flush WC, half pedestal wash hand basin, front facing double-glazed frosted window and a central heating radiator.

Kitchen/Diner/Family Room 3.94m x 7.65m (12'11" x 25'1")

Superb open-plan family space with the kitchen section having a range of quality units with base cupboards and drawers with work surfaces over. Inset composite one and a half bowl sink and drainer with mixer tap, built-in double oven, four ring gas hob and chimney style extractor hood, integrated fridge, freezer and dishwasher and a tall larder unit and wall cupboards completing the fittings. Over the work surfaces are brick slip tiles and to the end of the room, an exposed brick feature wall together with LVT flooring, a rear facing double-glazed window and wide sliding patio doors leading to the rear garden.

Utility Room 2.01m x 1.73m (6'7" x 5'8")

Useful utility area with work surface, inset single drainer sink and wall cupboard housing the gas fired central heating boiler, wall shelving, plumbing for a washing machine and an external door to the side.

Lounge 5.05m x 3.63m (16'7" x 11'11")

Good size formal room with a front facing double-glazed window with louvred shutters, LVT flooring and a central heating radiator.

First Floor

Landing

A bright, spacious area giving a sitting or study space and having LVT flooring, a rear facing double-glazed window with louvred shutters, radiator and stairs to the second floor.

Master Bedroom 4.27m x 3.61m (14'0" x 11'10")

Super main bedroom with feature panelling to one wall, front facing double-glazed window with louvred shutters, fitted wardrobe and a central heating radiator. Door to an en-suite.

En-suite

Having a large shower cubicle with a sliding screen door, low level flush WC, wash hand basin, chrome heated towel warmer, tiled shower walls and a side facing double-glazed window.

Bedroom 4.01m x 3.30m (13'2" x 10'10")

Second large double bedroom with a front facing double-glazed window with louvred shutters and a central heating radiator.

Bedroom 3.43m x 2.95m (11'3" x 9'8")

Rear facing double-glazed window with louvred shutters and a central heating radiator.

Bathroom

A white suite comprising; a panelled bath with plumbed in shower and screen over, wash hand basin and low level flush WC, tiled surround, chrome heated towel warmer, a side facing double-glazed window and a cylinder cupboard.

Second Floor

Landing

Door to the bedroom.

Bedroom 2.00m x 3.23m (6'7" x 10'7")

An 'L' shaped double bedroom with three 'Velux' windows giving ample natural light, a central heating radiator, access to a boarded loft space and door to an en-suite.

En-suite

Providing an additional bathroom space to the house is this modern wet room with a glazed screen, plumbed in shower, wash basin and low level flush WC together with a 'Velux' window and a central heating radiator.

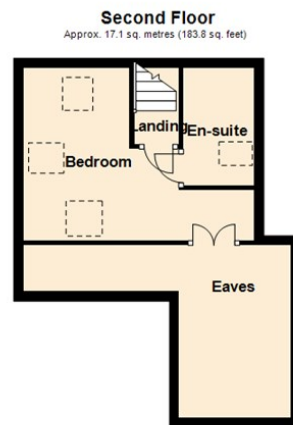
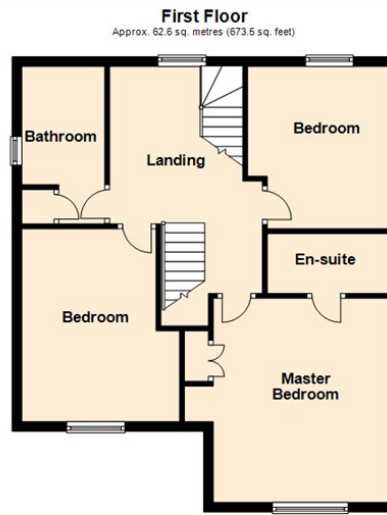
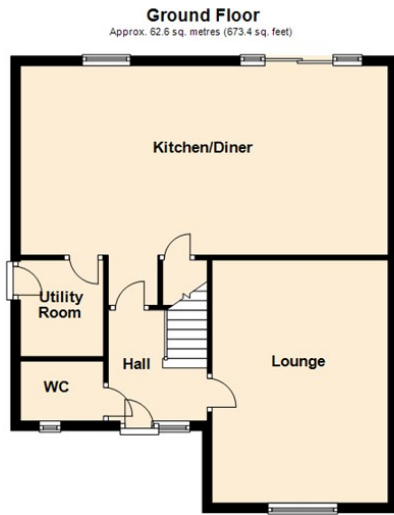
Exterior

The property stands at the head of the cul-de-sac and has a double drive space in front of the detached double garage which has twin doors, power and light. To the front of the property is an area of lawn with a foot way to the house. Access to the side leading through to the rear garden. The rear garden is well enclosed and is designed for entertaining, has areas of artificial lawn, a paved sitting area, pizza oven and a garden office or bar depending on requirements. There is also a further garden shed to the side of the property with light and power points.

Agents notes

There is a management charge on the estate which is currently reviewed annually and the vendor has made us aware it is £120 per annum.





Total area: approx. 142.2 sq. metres (1530.8 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.

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