



**Stoneacre**  
Properties



**Cranewells Drive, Leeds, LS15 9HB**  
**Offers Over £455,000**

Stoneacre Properties are delighted to offer for sale this skilfully extended detached family home. The property is situated in Colton village so has excellent access to local amenities such as schools, shopping/entertainment and transport links. This stunning home comprises to the first floor: entrance hall, guest wc, lounge, kitchen and dining room. To the first floor is four spacious bedrooms the master having an ensuite and a house bathroom. Externally the property has a large driveway, garage and gardens. This property must be viewed.

## Entrance Hall



Door to front. central heating radiator. Staircase leading to first floor.

## Guest WC



Fitted with a vanity wash hand basin and a wc.

## Lounge



To the front is a double glazed window. To the rear French doors lead out to the garden. Gas fire with feature surround. Two central heating radiators.

## Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Range cooker with cooker hood over. American style fridge/freezer included. Integrated dishwasher. To the front and rear is a double glazed window. external door to side.

## Dining Room



To the rear is a double glazed window. French doors that lead out to the garden. Central heating radiator.

## First Floor Landing

Access into the loft.

## Bedroom One



To the front is a double glazed window. Central heating radiator. Access into ensuite.

## Ensuite



Fitted with a shower, wash hand basin and wc. In addition there is two double glazed windows to the front, tiling and a central heating radiator.

## Bedroom Two



To the rear is a double glazed window. Central heating radiator.

### Bedroom Three



To the front is a double glazed window. Central heating radiator. Built in storage cupboard.

### Bedroom Four



To the rear is a double glazed window. Central heating radiator.

### Bathroom



Fitted with a spa style bath with shower over, vanity wash hand basin and wc. In addition there is a double glazed window, tiling and a heated towel rail.

### External

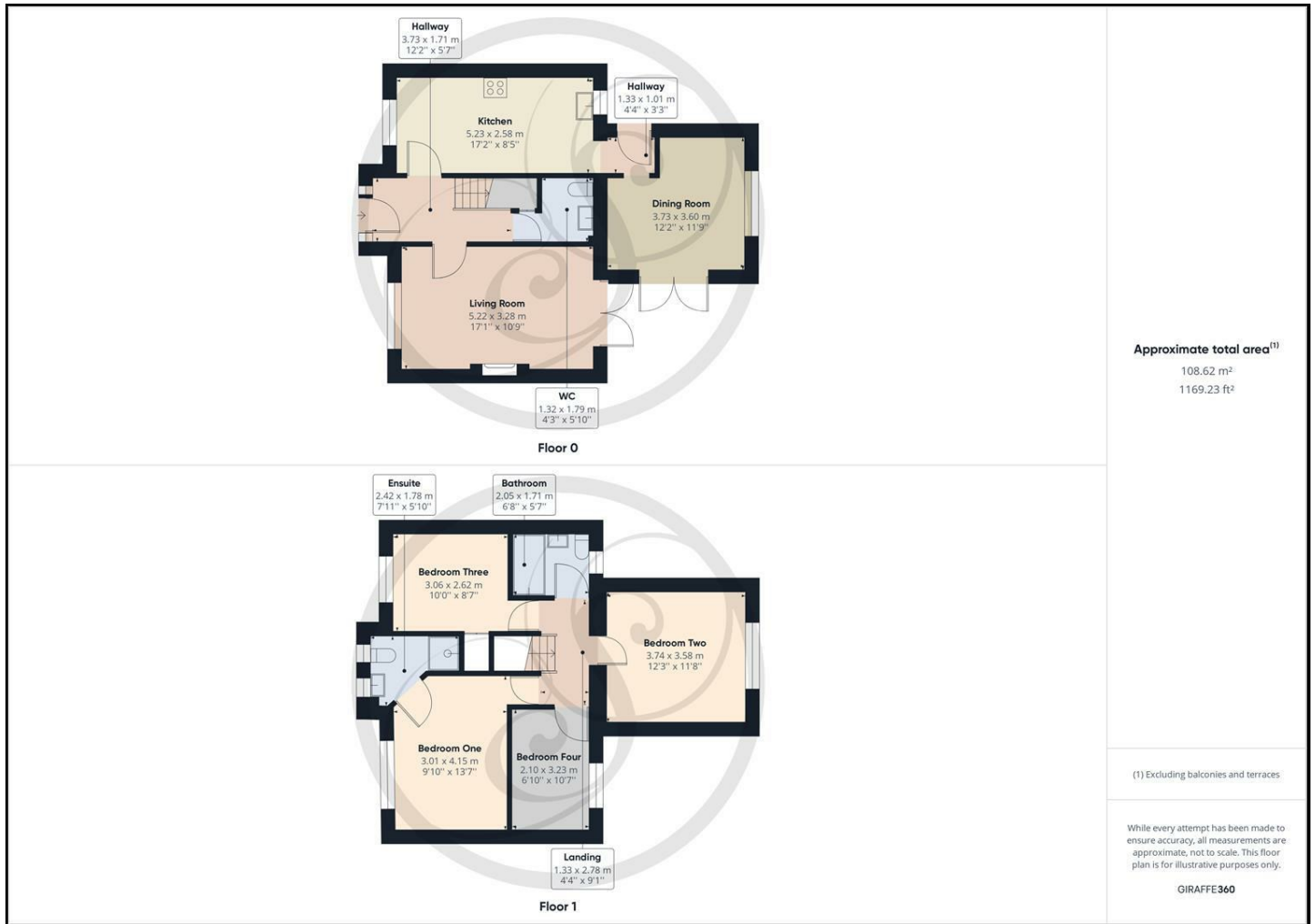


To the front is a lawned garden. To the side is a spacious driveway that leads to a detached garage. To the rear is a beautiful garden that is mainly laid to lawn with a decking area.

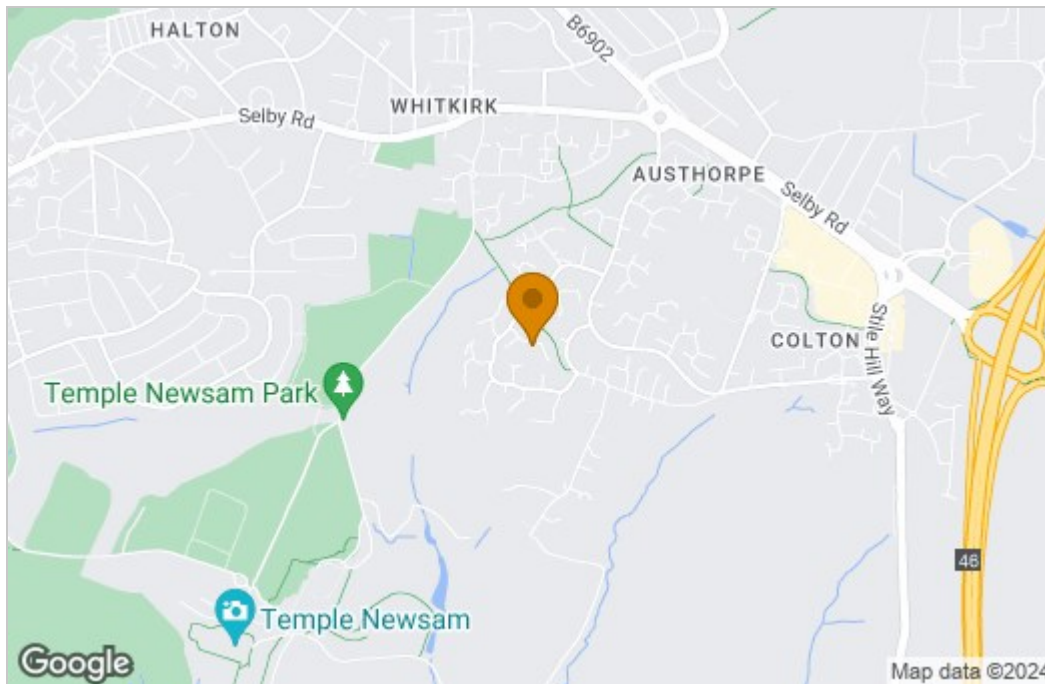
### Garage

Power and light. Plumbing for automatic washing machine.

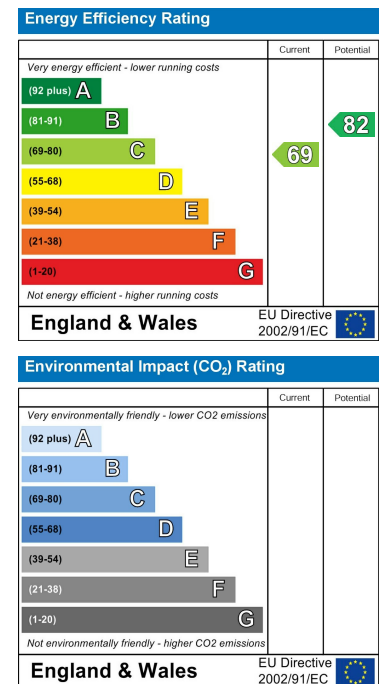
# Floor Plan



# Area Map



# Energy Efficiency Graph



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