



**Stoneacre**  
Properties



**Knightsway, Leeds, LS15 7BW**

**£750,000**

Sycamore Villas is a truly stunning private, detached family home. This property boasts four/five spacious bedrooms, perfect for a growing family or those who love to host guests. There is also four bathrooms offering convenience to all. Spread over four floors luxury and modern living is at the forefront of this home. As you enter this exclusive development, you are greeted by coded gates ensuring security and privacy for you and your family. Being one of only three properties in this development, you can enjoy a sense of community while still enjoying privacy. The interior of this house is simply stunning with attention to detail evident throughout. Viewings are highly recommended to appreciate the amount of versatile space that this one off home has to offer.

### ENTRANCE HALLWAY

Spacious hallway. Access to lower level accommodation. Staircase leading to first floor. Built in storage cupboard. External door to front.

### GUEST WC



Fitted with a wc and vanity wash hand basin. Double glazed window to the front elevation. Downlights.

### KITCHEN/DINER/LOUNGE



Large open plan kitchen/lounge/diner. The kitchen comprises of a range of modern finished wall and base units. The U-shaped base units comprise of integrated appliances such as; dishwasher, washing machine, electric hob with cooker hood above and sink with drainer. Integrated oven, microwave, a built in fridge and freezer. Space for a dining room table. Box bay window to the front of the lounge. phone entry system. Double glazed windows to the rear of the kitchen and side elevation. French doors to the garden. Door leading into the garage.

### BEDROOM FIVE (LOWER LEVEL)



Versatile large room that provides a great space for many purposes. with its own access door leading into the garden. Double glazed windows to the side and rear. Downlights throughout. Access into a shower room.

### ENSUITE SHOWER ROOM



Modern shower room consisting of a shower cubicle, wc and wash hand basin. In addition there is tiling and a heated towel rail.

### FIRST FLOOR LANDING

Storage cupboard. Access into bedrooms and bathroom. Stairs to master suite.

### BEDROOM TWO



Double bedroom with double glazed window to the front and central heating radiator.

### ENSUITE



Fitted with a modern walk in shower, WC and wash hand basin. Central heating radiator and double glazed window to front.

### BEDROOM THREE



Double bedroom with double glazed window to the rear. Central heating radiator.

### BEDROOM FOUR



Double glazed window to the rear. Central heating radiator.

### FAMILY BATHROOM



Beautifully finished four piece bathroom suite, comprising of a bath with shower attachment, wc, wash hand basin and a shower cubicle. In addition there is a heated towel rail, tiling and a double glazed window.

### SECOND FLOOR LANDING

#### MASTER SUITE



Large master bedroom that offers an amazing place to relax and unwind with its stunning open plan bathroom. The bathroom comprises of: a bath, wash hand basin and wc.

### GARAGE

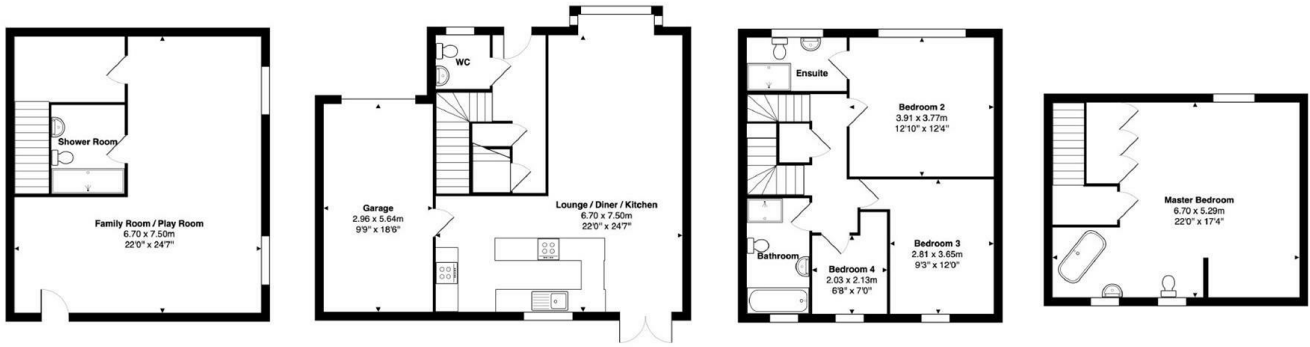
Up and over electric door. Power and lights. Double glazed window to rear.

### EXTERNAL



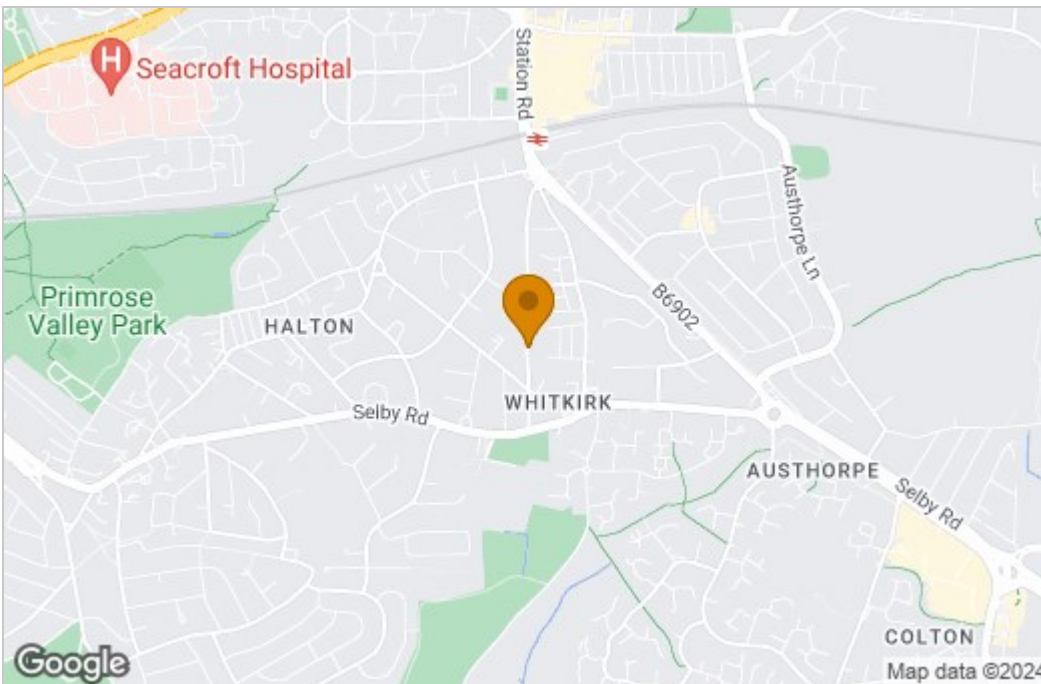
This beautiful home is accessed via a coded gate. To the front is parking and to the rear is a large garden that is mainly laid to lawn with a patio area.

# Floor Plan

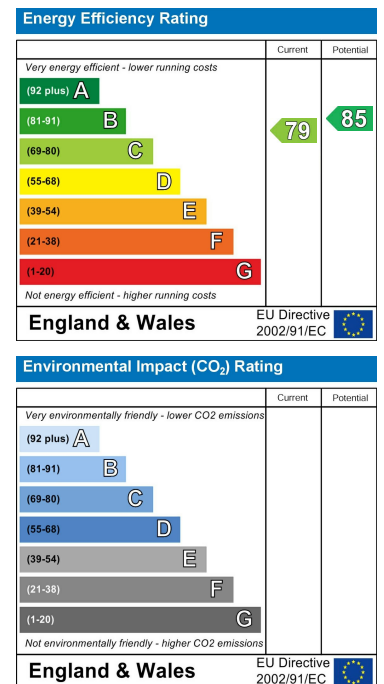


Total Area: 204.5 m<sup>2</sup> ... 2201 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

# Area Map



# Energy Efficiency Graph



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