

Mike  
**Dobson**



**16 Heather Drive**

Sherburn In Elmet, Leeds, LS25 6PW

**£450,000**

# 16 Heather Drive

Nestled at the head of a tranquil cul-de-sac on Heather Drive in Sherburn In Elmet, this stunning six-bedroom detached family home offers an exceptional blend of space, style, and modern living. As you enter, you are greeted by a generous lounge that provides ample space for relaxation and entertaining. The heart of the home is undoubtedly the open-plan kitchen and dining area, featuring a contemporary fitted kitchen adorned with sleek gloss units, an integrated dishwasher, a double oven, and a four-ring induction hob. French doors from the dining room lead seamlessly to the beautifully landscaped rear garden, creating an ideal setting for al fresco dining and family gatherings.

The property boasts four well-appointed bedrooms on the first floor, including a main bedroom complete with an en-suite comprising of bath with shower over, vanity wash basin and low flush WC for added convenience. A family bathroom serves the remaining bedrooms on this level. Ascend to the second floor, where you will find two additional bedrooms, one of which also benefits from its own en-suite shower room, providing privacy and comfort for guests or family members.

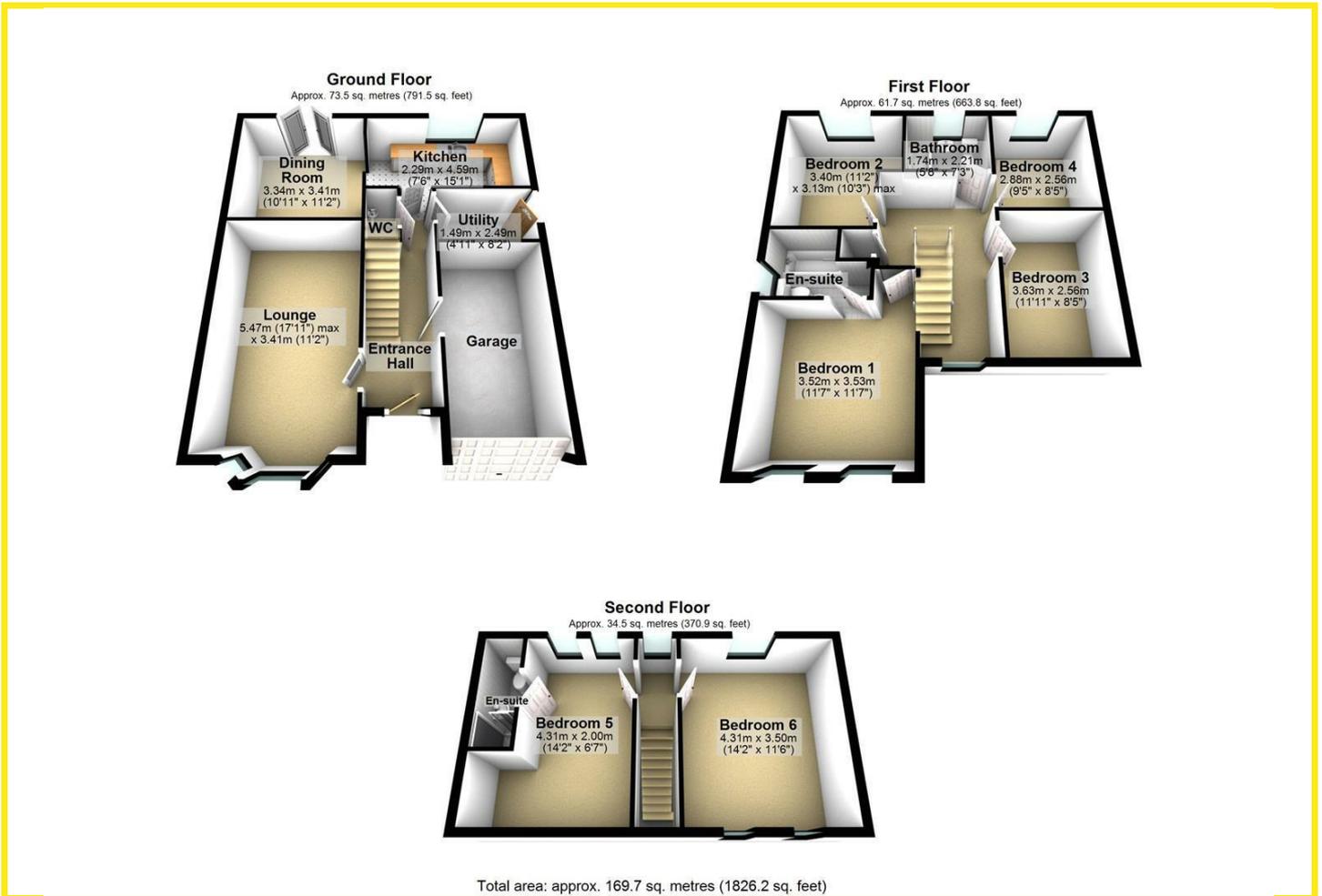
Outside, the rear garden is a true oasis, featuring a decked seating area, a shaped lawn, and a variety of mature trees and shrubs, along with a charming pond area that enhances the tranquil atmosphere. The front of the property offers off-road parking for up to three vehicles, complemented by an integral garage, ensuring that convenience is at the forefront of this home.

This property is perfect for families seeking a spacious and modern residence in a peaceful setting, while still being within easy reach of local amenities and transport links. Don't miss the opportunity to make this beautiful house your new home.

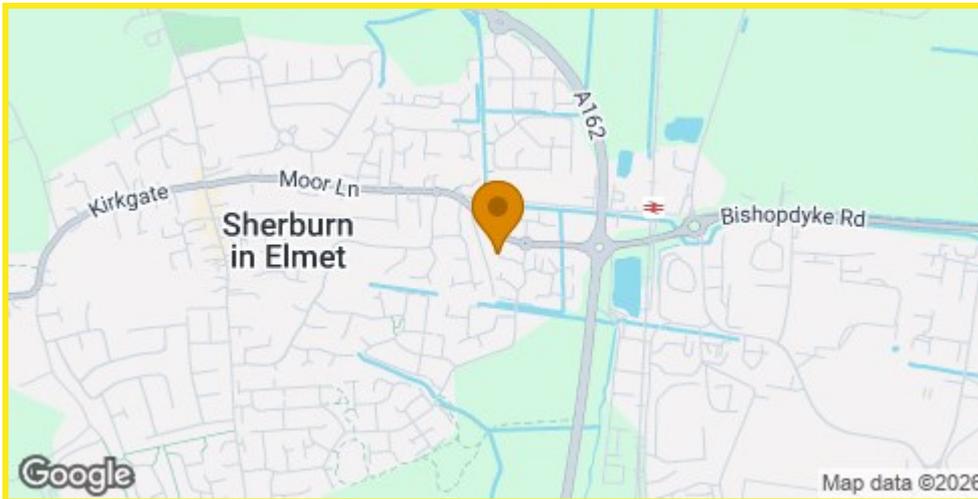




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Sherburn In Elmet office turn right onto Low Street and proceed to the traffic lights. Turn right onto Moor Lane. Continue over the mini roundabout. At the next roundabout turn right onto Moorland Road and take the first right into Heather Drive where the property can be found at the head of the cul-de-sac.

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