# 4 PEPLOW CLOSE

## LEEDS, LS25 5RA

## £499,999

**FREEHOLD**

Monroe is proud to present this exceptional four-bedroom detached family home, offering beautifully balanced accommodation, stylish interiors and superb outdoor entertaining space. Thoughtfully designed for modern family living, the property combines generous reception rooms with versatile bedroom accommodation, while the landscaped rear garden provides a wonderful extension of the living space.

MONROE

SELLERS OF THE FINEST HOMES

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• Four-bedroom detached family home • Principal bedroom with en-suite • Landscaped, low-maintenance rear garden with composite decking and covered area perfect for entertaining • Integral double garage with Electric vehicle charging • Bright sun room overlooking the garden • Separate utility room and downstairs WC • Generous storage throughout • Family bathroom with bath and separate shower • Move-in ready with stylish presentation and chain free sale • Spacious and versatile accommodation Ideal for modern family living

Stepping into the welcoming entrance hall, you are immediately greeted by a sense of space and practicality, with access to the principal ground floor accommodation and staircase to the first floor. The spacious living room offers an elegant yet comfortable setting for both everyday family life and entertaining, with ample room for a variety of furnishings.

To the rear of the property, the bright sun room enjoys delightful views over the beautifully landscaped garden, creating a peaceful retreat flooded with natural light throughout the day. Whether used as an additional sitting room, dining space or reading area, it seamlessly connects the home with the outdoors.

The kitchen has been thoughtfully arranged with generous worktop space and ample cabinetry, making it perfectly suited to both everyday family life and entertaining. A separate utility room keeps household tasks discreetly tucked away, while a convenient ground floor WC enhances the practicality of the home.

The integral garage provides excellent storage or secure parking and also offers exciting potential for conversion, subject to the necessary planning permissions and building regulations. Externally, the property also benefits from the convenience of an electric vehicle charging point, catering perfectly to modern lifestyles.

The first floor offers four bedrooms, providing flexible accommodation for growing families, visiting guests or those working from home. The impressive principal suite benefits from fitted wardrobes and a stylish en-suite shower room, creating a private sanctuary. Two further double bedrooms provide generous accommodation, while the fourth bedroom is ideal as a nursery, child's bedroom or home office. Completing the first floor is a well-appointed family bathroom featuring both a bath and separate shower.

A particular highlight of this home is the beautifully landscaped garden. Designed with low maintenance in mind, it features attractive composite decking, an artificial lawn, mature planting and a sheltered area ideal for a hot tub or dining area, creating an idyllic space for entertaining or relaxing throughout the seasons.

Offering an outstanding combination of generous living accommodation, stylish presentation and exceptional outdoor space, this is a superb family home that is ready to move straight into. With its flexible layout, quality finish and sought-after modern features, including electric vehicle charging, this property presents a fantastic opportunity for buyers seeking a home that effortlessly combines comfort, practicality and contemporary living.

ENVIRONS

Burton Salmon enjoys a peaceful rural setting in the heart of North Yorkshire, surrounded by open countryside and productive farmland. Despite its tranquil character, the village benefits from excellent connectivity, with the nearby A1(M) providing convenient access to the market towns of Selby and Tadcaster, as well as the cities of York and Leeds.

REASONS TO BUY

- Four-bedroom detached family home
- Principal bedroom with en-suite
- Landscaped, low-maintenance rear garden with composite decking and covered area perfect for entertaining
- Integral double garage with Electric vehicle charging
- Bright sun room overlooking the garden
- Separate utility room and downstairs WC
- Generous storage throughout
- Family bathroom with bath and separate shower
- Move-in ready with stylish presentation
- Spacious and versatile accommodation Ideal for modern family living

SERVICES

We are advised that the property has mains gas, mains water, mains drainage.

LOCAL AUTHORITY

Selby

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents
Viewings by appointments only.

Please note some images may contain CGI

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## ADDITIONAL INFORMATION

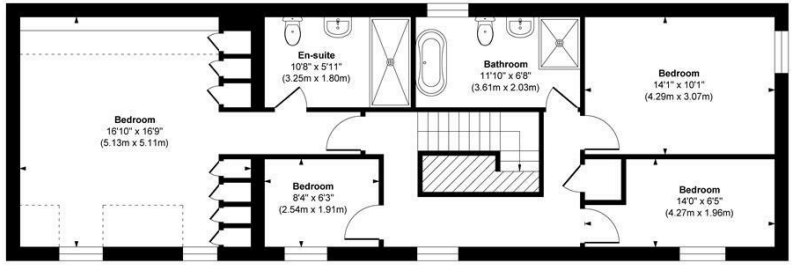
**Local Authority** – Selby

**Council Tax** – Band F

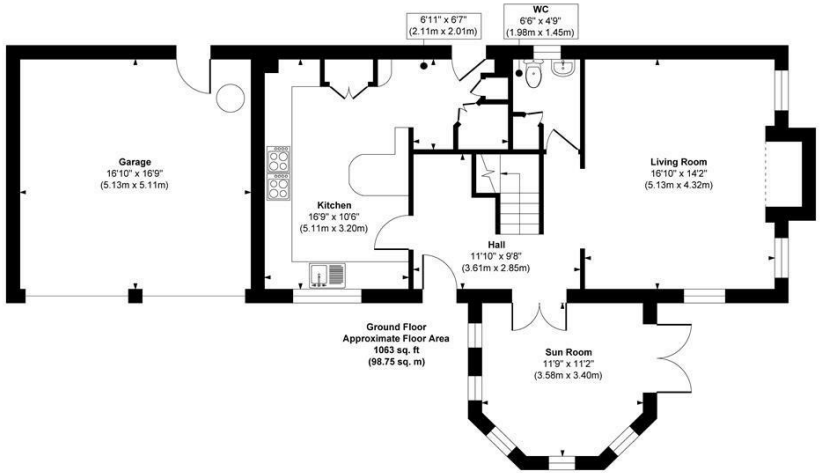
**Viewings** – By Appointment Only

**Floor Area** – 1965.00 sq ft

**Tenure** – Freehold




First Floor
Approximate Floor Area
902 sq. ft
(83.79 sq. m)




Ground Floor
Approximate Floor Area
1063 sq. ft
(98.75 sq. m)

**Approx. Gross Internal Floor Area 1965 sq. ft / 182.54 sq. m (Including Garage)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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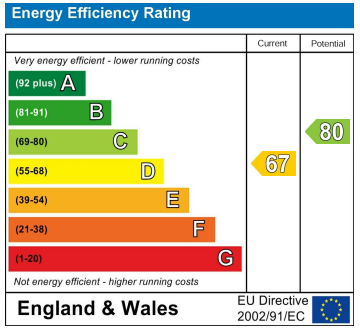


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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