



Stoneacre
Properties



Chapel Court, LS15 7TD

£395,000

This impressive detached house located in a charming cul-de-sac that was individually designed and thoughtfully constructed for the current owners is offered for sale. As you enter, you are greeted by a large entrance hall that sets the tone for the generous living spaces that follow. The property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying family time. The well-appointed kitchen, complete with a utility room, provides ample space for everyday living. This delightful home features four well-proportioned bedrooms, ensuring plenty of room for family and guests alike. The bathroom is complemented by a separate walk-in shower, providing convenience and comfort for all. Additionally, a guest WC adds to the practicality of the layout. The gallery landing enhances the sense of space, while the large garage and ample parking ensure that you will never be short of room for vehicles or storage. The property is equipped with double glazing and a central heating system, ensuring warmth and comfort throughout the year. A security system adds peace of mind for you and your family. Situated close to numerous amenities, this property is ideally placed for those seeking a vibrant community atmosphere. We strongly recommend a viewing to fully appreciate the charm and size of this wonderful family home.

Entrance Hall



Large entrance hall with external door to front, radiator, staircase to the first floor.

Lounge



A spacious living room with a double glazed window to the front and patio doors leading out to the rear garden, two radiators, living flame fitted gas fire set in a decorative surround.

Dining Room



Radiator, double glazed window to the rear.

Kitchen



Range of fitted wall and base units with work surfaces over incorporating a sink and drainer unit, integrated oven, hob and dishwasher, breakfast bar, double glazed window to the rear. Access into utility.

Utility

Plumbing for washing machine, space for dryer. Double glazed window, side entrance door.

Guest WC



Fitted with a wc and wash hand basin.

Gallery Landing



Beautiful landing with a large double glazed window to the front.

Bedroom One



Double glazed window to rear. Radiator.

Bedroom Two



Double glazed window to rear. Radiator.

Bedroom Three



Double glazed window to front. Radiator.

Bedroom Four



Double glazed window to front. Radiator.

Bathroom



White suite comprising bath, wc, wash basin, tiled walls and floor, heated towel rail, double glazed window to the rear.

Walk In Shower Room



Tiled walls and floor.

External



Ample parking to the front. Enclosed rear garden that is mainly laid to lawn. Greenhouse and garden shed both benefitting from power.

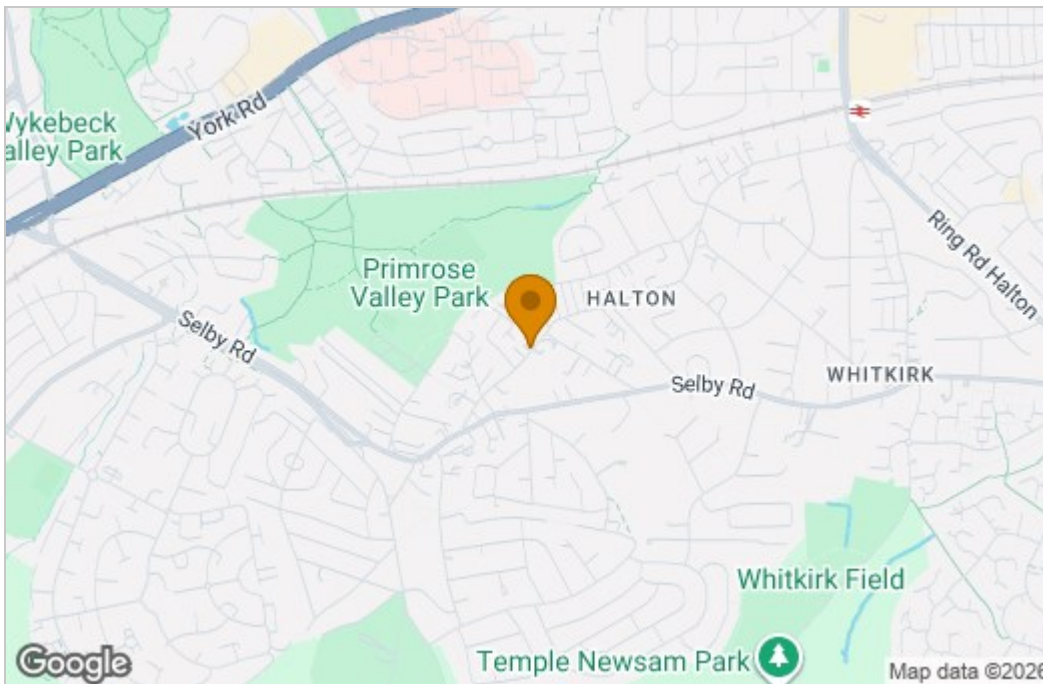
Garage/Workshop

Up and over door, electric power and light.

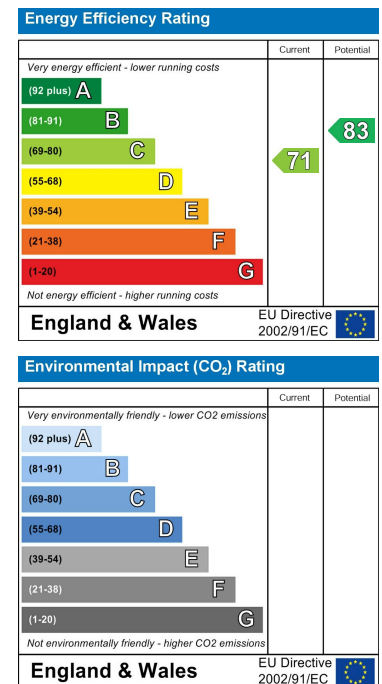
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

