



- NEWLY REFURBISHED LUXURY HOME
- IMPRESSIVE GATED FRONTAGE
- SOUGHT AFTER VILLAGE LOCATION
- STUNNING GARDEN

Woodlands, Garden Lane, Sherburn In Elmet, Leeds, LS25 6AT

£550,000 Freehold

This gated property is a bright and spacious four bedroom two bathroom, newly refurbished detached family home set in this sought after village close to local shops, schools and transport facilities, providing versatile accommodation. Benefits include attractive fitted kitchen and breakfast room, large sitting room, office/study, conservatory, guest cloakroom, double garage, attractive garden and ample parking.



**FRONT DOOR** Double glazed front door with inset double glazed glass panel, leading to entrance hall with double glazed wing window to either side.

**ENTRANCE HALL** Panel radiator. Stairs to first floor. Doors to guest cloakroom

**GUEST CLOAKROOM** Modern suite comprising of contemporary vanity wash hand basin with mixer tap and storage below. Low flush w/c. Extractor fan.

**SITTING ROOM** Double aspect room with double glazed window to front. Double panelled radiator. Gas flame effect fire with marble effect surround and wooden mantle over. Multi paned double doors leading to kitchen. Double doors leading to conservatory.

**STUDY** Double glazed window to front. Panelled radiator.

**KITCHEN/BREAKFAST ROOM** 'Alveus' inset 1.5 bowl stainless steel sink unit with mixer tap. Range of matching wall units with concealed lighting and base units with marble work surfacing areas incorporating ample storage and shelving. Further bank of storage cupboards incorporating larder unit. Integrated fridge freezer. Built in Bosch oven and microwave. Integrated dishwasher. Large contemporary style refuse and recycling area. Inset 5 ring Bosch hob with contemporary style stainless steel extractor hood. Double glazed window to rear. Double glazed door to exterior. Contemporary style double radiator. Breakfast area with ample space for table. Double doors to exterior. Doors to sitting room. Doors to garage. Contemporary style radiator.





**LANDING** First floor galleried landing with double glazed window to front. Access to loft space. Large cupboard housing boiler supplying domestic hot water and central heating.

**MASTER BEDROOM** Double glazed window to rear. Panelled radiator. Range of built in wardrobes floor to ceiling sliding mirrored doors across one wall. Door to ensuite shower room.

**ENSUITE** Comprising of rainfall shower and hand held unit. Vanity wash hand basin with storage below. Low flush w/c. Stainless steel heated towel rail. Double glazed window to rear. Inset ceiling spot lights. Extractor fan.

**BEDROOM 2** Double glazed window to rear. Panelled radiator.

**BEDROOM 3** Double glazed window to front. Further double glazed window to vestibule area. Panelled radiator.

**BEDROOM 4** Double glazed window to front. Panelled radiator.

**FAMILY BATHROOM** Comprising L shaped full size shower bath. Independent shower unit with mixer tap. Independent rainfall shower unit and hand held attachment. Contemporary style sliding screen. Vanity wash hand basin with mixer tap and storage below. Low flush w/c. Stainless steel heated towel rail. Double glazed window to rear. Inset ceiling spotlights. Extractor fan.

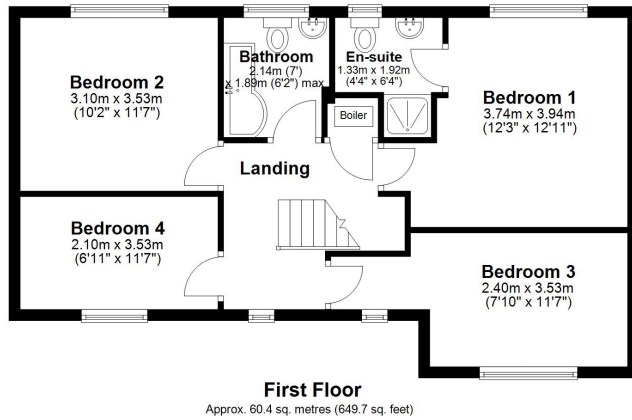
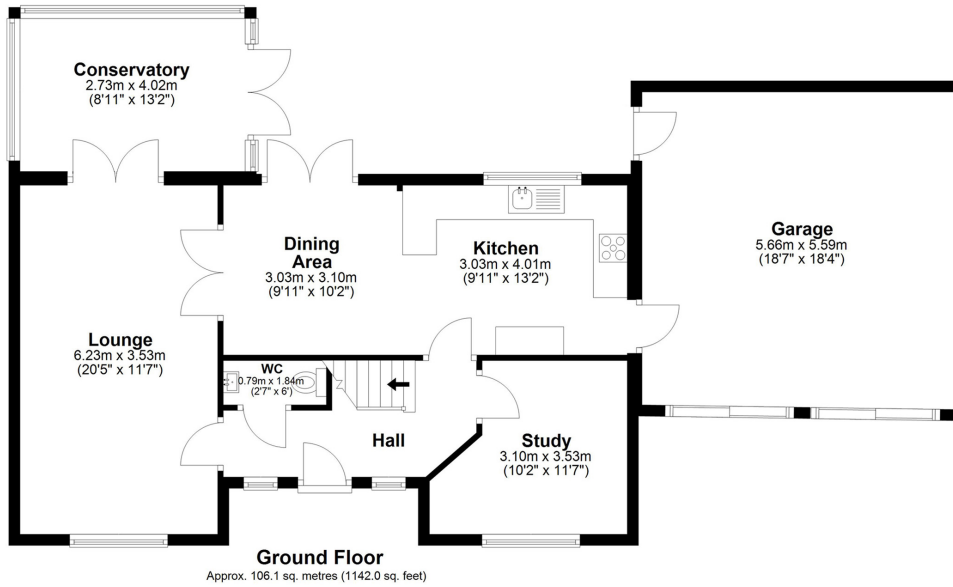


**CONSERVATORY** Part brick. Double glazed. Double panelled radiator. Double doors to exterior. Tiled floor.

**GARAGE** 2 x single up and over doors. Light and power. Plumbing for washing machine. Butler sink. Work surfacing area. Door to garden.

**REAR GARDEN** Aproximately 45' in depth by over 75' in width with flower borders, mature shrubs and trees. Established ornamental garden pond and waterfall feature. Gated side pedestrian access to both sides.





Total area: approx. 166.5 sq. metres (1791.6 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements