







Boston Spa ~ 3 Fieldhead Paddock, LS23 6SA

Offers Over £699,950

A skilfully extended five bedroom three reception room detached family home occupying an enviable cul-de-sac position enjoying gardens to south, east and westerly aspects. Conveniently located within level walking distance of local schools and Boston Spa's excellent village amenities.

Bedrooms: 5 | Bathrooms: 2 | Receptions: 3

Council Tax Band: G

Tenure: Freehold









Property Description

To the ground floor; Step through a UPVC double glazed front door into a welcoming entrance hallway featuring wood-effect Karndean flooring and access to a cloak cupboard and convenient downstairs wc.

An extended snug sitting room is bathed in natural light, thanks to its dual aspect double glazed windows and south-facing French style patio doors opening onto the side garden, a warm and inviting space with pleasant garden aspect.

To the front of the property, a formal dining room offers a perfect setting for entertaining, with a large window overlooking the front garden.

The spacious main living room also benefits from patio doors that open onto the rear garden. A stylish feature fireplace with a smooth stone hearth and mantel along with a living flame gas fire inset, adds a cosy focal point.

A shaker fronted fitted kitchen is both practical and attractive, offering a comprehensive range of wall and base units, topped with 'Maia' work surfaces and matching upstands. Integrated Neff appliances include an electric oven, five-ring gas hob with extractor hood, integrated fridge and freezer, dishwasher and automatic washing machine. A breakfast bar with barstool seating offers a casual dining space. A double glazed window overlooks the garden along with personnel rear door.

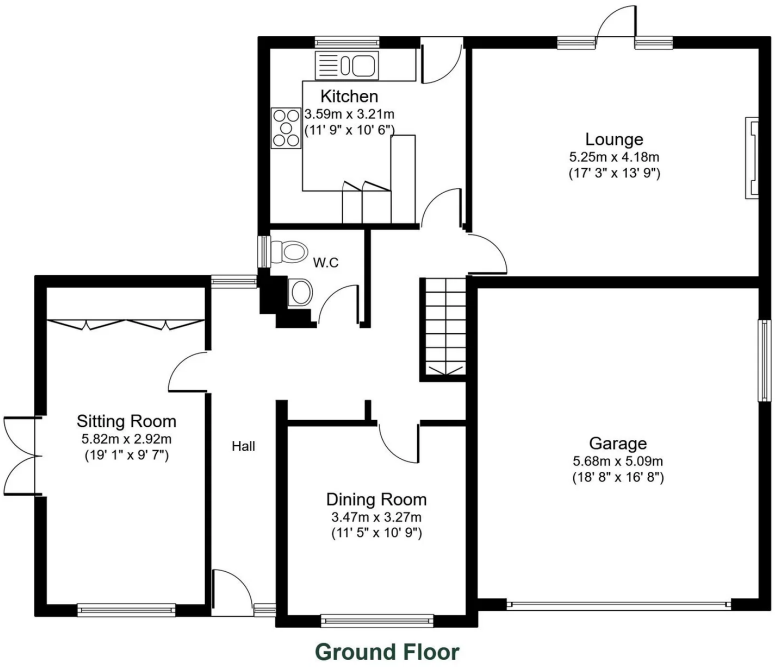
To the first floor; A generous galleried landing connects the first floor bedrooms and provides access to the loft. The principal bedroom is a spacious double with fitted wardrobes, a modern en-suite shower room and a large picture window with an attractive outlook to the front. Bedrooms two and three are well proportioned double rooms with aspect over the rear garden. Bedroom four is light and spacious, bedroom five is a double room currently used as a spacious home office.

The family bathroom is fitted with a modern white suite including a low flush wc, pedestal wash basin, panelled bath along with separate step-in shower cubicle.

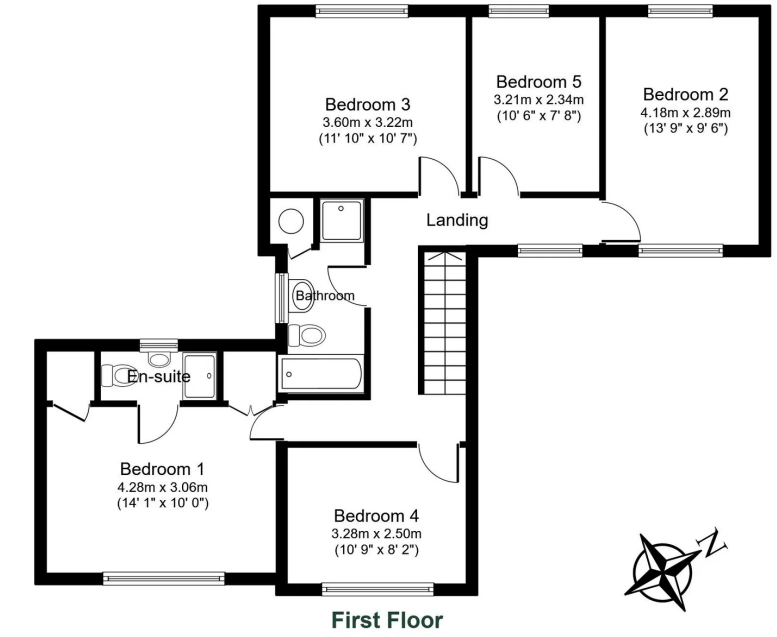
To the outside; A double driveway provides off-road parking for multiple vehicles and access to an attached double garage.

The gardens to front side and rear are a particular highlight of this stunning property. The front garden is set behind a neatly trimmed conifer hedgerow, while the side garden offers a lawned area with a flagged patio and pathway leading round to the rear.

The private rear garden is beautifully maintained, set largely to lawn bordered with timber fencing and mature hedgerows. Well-stocked flower beds feature a variety of shrubs and flowering plants. A timber summer house offers additional garden storage. A shaped stone flagged patio provides a lovely south-westerly “sun trap” seating area ideal for outdoor entertaining, relaxation, and al fresco dining during warmer months.



Ground Floor

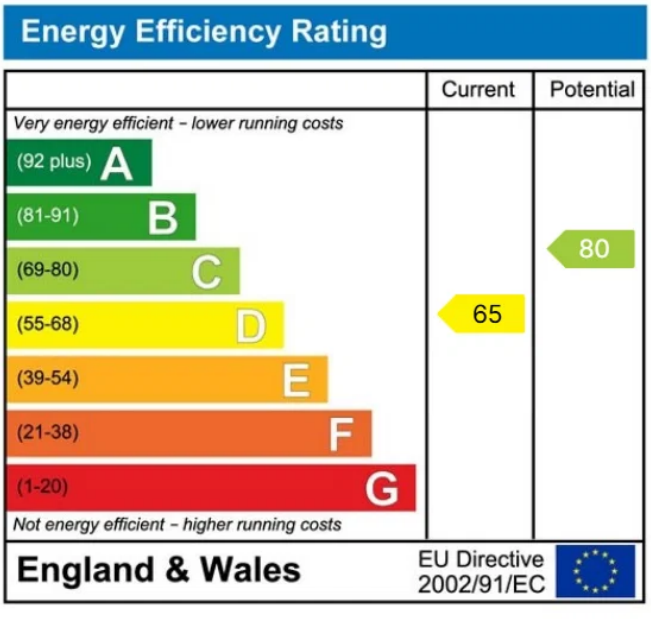


First Floor

NOT TO SCALE For layout guidance only

Total floor area 186.9 sq.m. (2,011.77 sq.ft.) Approx (Including Garage)





Details prepared April 2025

SERVICES
We understand mains water, gas, electricity, and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWINGS
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

ANTI-MONEY LAUNDERING CHECKS
We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £35.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

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