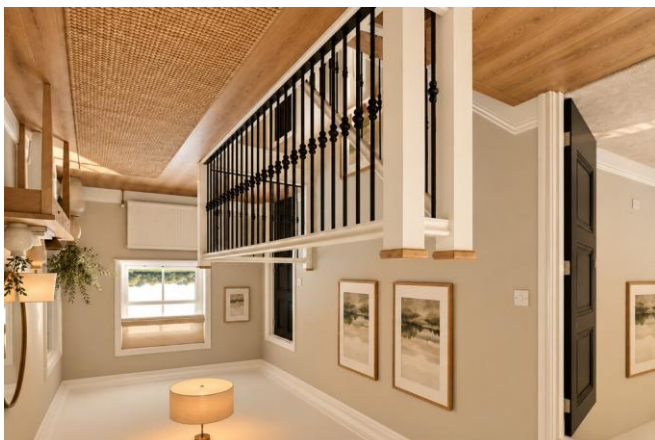




T. 01937 582748
F. 01937 580571

www.thomlinsons.co.uk

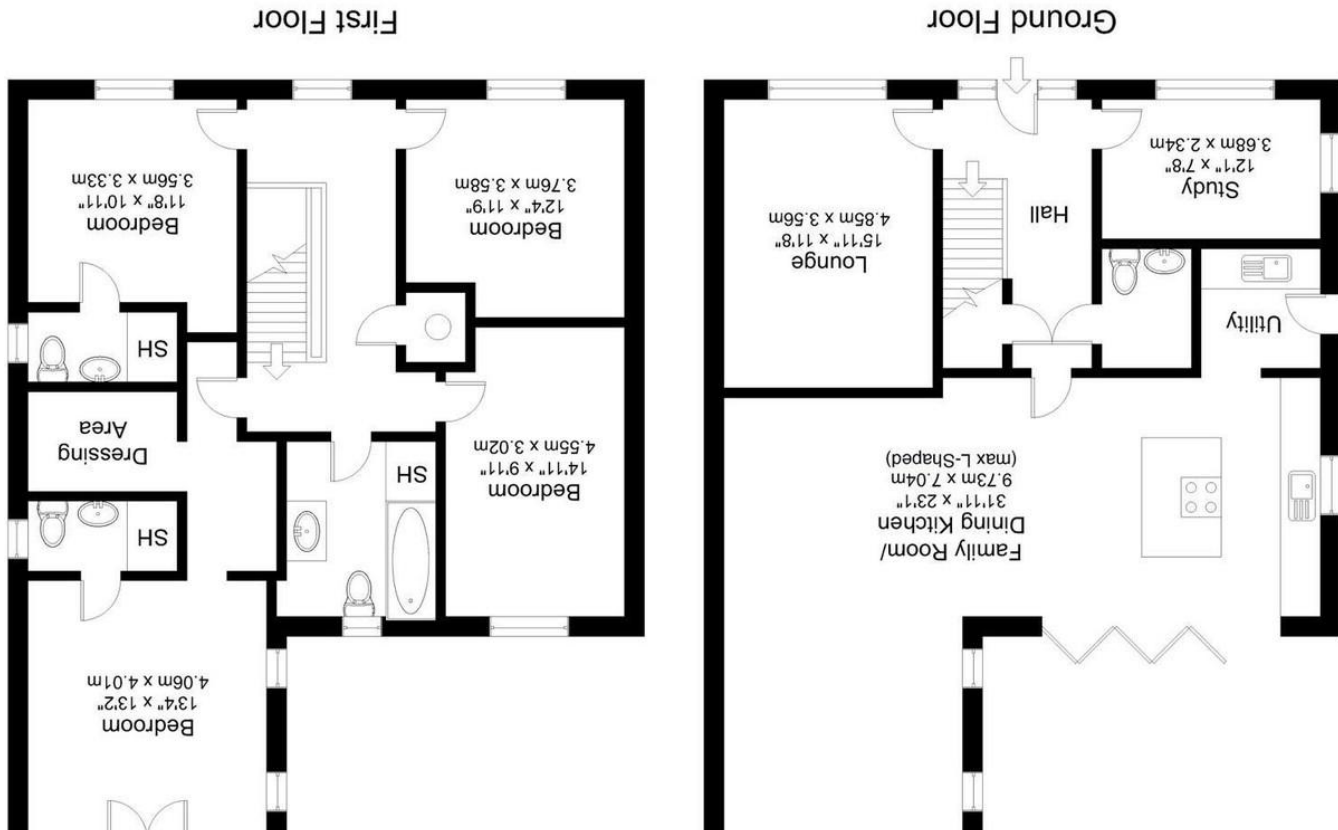
office@thomlinsons.co.uk

24 High Street | Wetherby | West Yorkshire | LS22 6LT

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Gross internal floor area (approx.): 190 sq m (2,050 sq ft)
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Guide Price £950,000

PLOT 11, Springs Lane, Walton, Wetherby, LS23 7DL

An impressive four bedroom three bathroom detached family home, forming part of an exclusive development of just 15 luxury properties ideally positioned off Spring Lane in Walton, this exceptional home enjoys a

NEW BUILD | FOUR BEDROOMS | EXCLUSIVE LOCATION | EN-SUITE | OPEN PLAN DINING KITCHEN | RURAL VIEWS | AIR SOURCE HEAT PUMP | | |

Key features

Impressive family home with four double bedrooms and three bathroomsNew build home by reputable local developer PDS ConstructionExclusive development of just 15 luxury homesSpacious open-plan kitchen with dining and family areaHigh specification kitchen with quartz worktops and large islandSeparate sitting room and home studyPrincipal bedroom with dressing area and en-suitePicturesque semi-rural setting with countryside viewsPrivate driveway, detached garage and enclosed garden abutting farmlandAir-source heat pump heating SAP Rating 85B

Description

Property Description

An impressive four double bedroom detached family

home forming part of an exclusive development of just 15 luxury properties, built by the highly regarded local developer PDS Construction.

Enjoying a particularly picturesque setting, discreetly positioned off Spring Lane, Walton this exceptional development occupies an enviable semi-rural location, with pleasant views over the village cricket pitch to the front and far-reaching open countryside views to the side and rear. Centred around an attractive communal green with an idyllic pond, this select collection of homes represents a truly unique and thoughtfully designed development.

Plot 11 is a striking four double bedroom, three bathroom detached family home which is now nearing completion. Designed with modern family living very much in mind, the property will offer beautifully appointed accommodation arranged over two floors, with a superb open-plan dining kitchen and family living space forming the heart of the home. The accommodation is heated with air source heat pumps and in further detail comprises:-

Upon entering, the welcoming reception hall provides access



to the principal ground floor rooms, together with the staircase rising to the first floor and useful storage beneath and separate W.C. To the front of the property is a well-proportioned study, ideal for those working from home, alongside a separate sitting room with front-facing window.

To the rear lies the true centrepiece of the home - a wonderfully light and spacious open-plan kitchen, dining and family living area. Designed to provide an exceptional space for both everyday family life and entertaining, the room will open directly onto the rear garden through bi-folding doors and enjoy stunning far-reaching views across the surrounding countryside.

The kitchen will be fitted to a high specification, incorporating quality integrated appliances, quartz work surfaces and a large central island with induction hob. A practical adjoining utility room provides additional storage, space for white goods and completes the ground floor accommodation.

To the first floor, the principal bedroom is a particularly generous double room, with windows to both the side and

