THORP ARCH PARK

WETHERBY, LS23 7AP

£1,150,000
FREEHOLD

A fantastic opportunity for families seeking a spacious and versatile home, this property offers four well-proportioned bedrooms, including a principal bedroom with dressing room and en-suite, alongside a further en-suite bedroom for added convenience. The generous kitchen and dining area provides a sociable heart to the home, complemented by a separate living room and versatile garden room that could be used as a home office, playroom or additional reception space. With a utility room, downstairs WC, family bathroom, integral garage and excellent storage, the property combines practical everyday living with flexible accommodation, making it a superb choice for modern family life.

MONROE

SELLERS OF THE FINEST HOMES

THORP ARCH PARK

• Four well-proportioned bedrooms • Spacious principle bedroom • Dressing room and en-suite to the principle bedroom • Generous kitchen and dining space • Useful utility room • Downstairs WC • Stylish family bathroom • Integral Garage • Flexible home office options

This beautifully arranged four-bedroom home offers a well-balanced layout with generous living accommodation and excellent flexibility for modern family life. Approached via the entrance porch, the property opens into a welcoming entrance hall, providing access to the principal ground-floor rooms and staircase to the first floor. The spacious living room enjoys a pleasant outlook and features a striking bay-style window, creating a bright and inviting space for relaxing and entertaining.

The heart of the home is the impressive kitchen and dining area, arranged to provide ample room for everyday family meals and entertaining guests. The kitchen has a practical layout with a central island and plenty of surrounding workspace, while the adjoining dining area offers a natural gathering space. A large useful utility room is located just off the open plan kitchen, with a separate WC completing the ground floor. There is also a spacious garden room just off the main reception room, that could be well placed to be a home office, playroom, hobby room or informal sitting area.

The property further benefits from an integral garage with up and over doors.

Upstairs, the landing leads to four well-proportioned bedrooms. The principal bedroom is a comfortable retreat with the added benefit of a dedicated dressing room and private en-suite shower room. Bedroom Two also benefits from its own en-suite, making it particularly suitable for guests or older children. Bedrooms three and four provide further versatile accommodation and could equally be used as bedrooms, a study or additional home-working space depending on individual requirements. A well-appointed family bathroom serves the remaining bedrooms.

The garden is a spacious, beautifully maintained outdoor area featuring a large, neatly trimmed lawn surrounded by mature hedges, shrubs, and colourful trees. A paved patio sits directly beside the house, providing a pleasant space for an outdoor seating arrangement while established borders and greenery create privacy and a peaceful atmosphere.

Reasons to buy.

* Four well-proportioned bedrooms
* Spacious principal bedroom
* Dressing room and en-suite to the principle bedroom
* Generous kitchen and dining space
* Useful utility room
* Downstairs WC
* Stylish family bathroom
* Integral garage
* Flexible home office options

ENVIRONS.

Set within the sought-after village of Thorp Arch, the property enjoys a peaceful rural setting while remaining conveniently placed for the amenities of nearby Wetherby and Boston Spa. Thorp Arch offers a charming village atmosphere with local facilities close at hand, while Wetherby provides a wider selection of shops, cafés, restaurants and everyday amenities, including the popular market town centre. The surrounding area is particularly attractive for those who enjoy the outdoors, with extensive countryside and walking routes nearby, while excellent road links provide convenient access towards Leeds, York and the wider Yorkshire region. Local bus services are also available within easy reach, with stops serving Thorp Arch and the surrounding villages.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

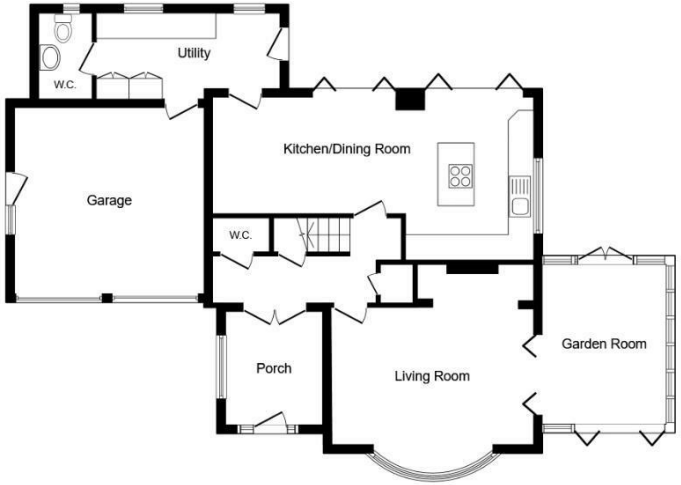
TENURE

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

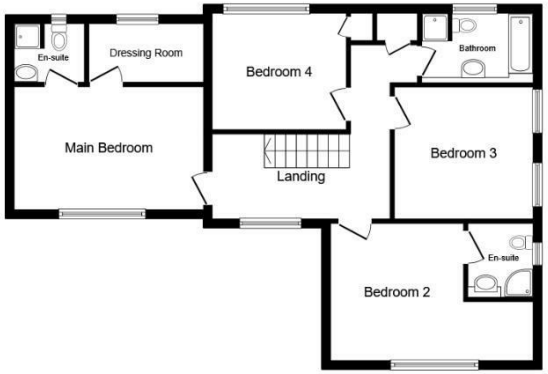
VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents
Viewings by appointment only.
Please note some images may contain CGI

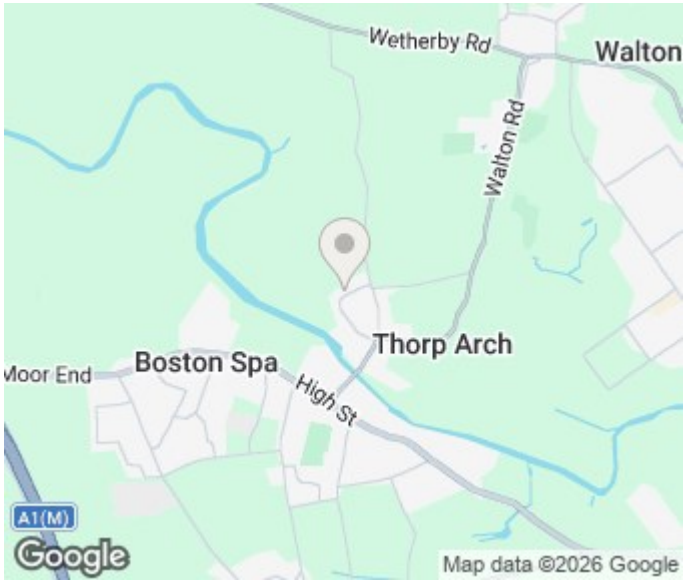
THORP ARCH PARK

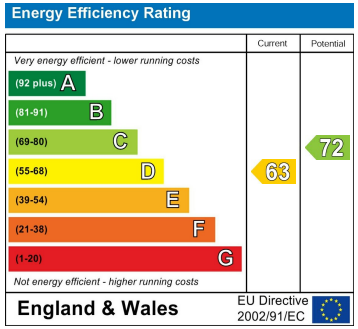


Ground Floor



First Floor





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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