An impressive detached bungalow in an excellent position within an exclusive residential development and fitted to a high standard. The property has been modernised and improved in recent years and benefits from private rear gardens offering a south facing aspect. Ample parking and an integral double garage. Internally the property’s well planned accommodation features three bedrooms, one with en suite shower room, a lounge with separate formal dining room, conservatory, fitted dining kitchen and a modern house bathroom.

Viewing strictly by appointment

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£525,000 Freehold
**Entrance Porch**
PVCu double glazed front entrance door and PVCu double glazed window.

**Entrance Hall**
PVCu double glazed door. Coving to ceiling with inset spotlights. Built-in cloak cupboard with shelving and hanging space. Loft access via pull down ladder leading to a part boarded loft. Radiator.

**Living Room**
Living flame gas fire set in a traditional wooden fire surround with marble back and hearth. Bespoke display cabinet with built-in cupboards and feature lighting. Coving to the ceiling with inset spotlights. Three PVCu double glazed windows to rear. Dado rail and radiators.

**Dining Room**
Inset ceiling spotlights. PVCu double glazed window to side. Dado rail. Coving to ceiling. Double glazed sliding patio doors leading to the conservatory. Radiator.

**Dining Kitchen**
High quality fitted kitchen by Four Seasons of Street Lane with an extensive range of wall and base units with roller top work surfaces, tiled splashbacks, under unit lighting and Franke stainless steel one and a half bowl sink unit with brushed stainless steel mixer tap and filter tap with built-in waste disposal unit. Siemens stainless steel five ring gas hob with a Die Dietrich extractor hood above, built-in Siemens oven and combination microwave oven, built-in fridge and freezer, built-in breakfast seat with storage underneath. Antico flooring. Inset ceiling spotlights. PVCu double glazed windows. Radiator.

**Family Bathroom**
Three piece suite which comprises panelled bath with chrome mixer tap and separate Ghoe wall mounted shower unit, ceramic wash hand basin mounted on a composite work top with cupboards, pull out linen basket and separate drawer unit, low flush W.C with concealed cistern, wall mounted mirror unit with feature lighting. Inset ceiling spotlights. Tiled walls. PVCu double glazed window. Vertical heated towel rail.

**Utility Room**
With a matching range of wall and base units with large corner storage cupboard, stainless steel single drainer unit with chrome mixer tap, plumbing for a washing machine, space for a further fridge freezer. Antico flooring. PVCu double glazed window, PVCu double glazed rear entrance door. Radiator.

**Bedroom 1**
Having a modern suite which comprises walk-in shower enclosure with shower seat and wall mounted Grohe shower unit, ceramic wash hand basin mounted in a composite topped vanity unit with cupboards and drawers underneath, a wall mounted mirror unit with feature lighting, low flush W.C with concealed cistern and a bidet. Tiled walls. Inset ceiling spotlights. Extractor fan. PVCu double glazed window. Vertical heated towel rail.

**Bedroom 2/Study**
Currently being used as a study and sitting room with a range of high quality bespoke fitted furniture which includes a corner desk unit, extensive book shelves, built-in TV cabinet and storage, pull down bed unit. Feature unit lighting, further inset ceiling spotlights. Coving to ceiling. PVCu double glazed windows to front. Radiators.

**Bedroom 3**
Having a range of fitted furniture which includes wardrobes, corner display unit with shelving and lighting, bed head with bedside tables, built-in dressing table with drawers and cupboard. Coving to ceiling. PVCu double glazed windows. Radiator.

**House Bathroom**
Three piece suite which comprises panelled bath with chrome mixer tap and separate Ghoe wall mounted shower unit, ceramic wash hand basin mounted on a composite work top with cupboards, pull out linen basket and separate drawer unit, low flush W.C with concealed cistern, wall mounted mirror unit with feature lighting. Inset ceiling spotlights. Tiled walls. PVCu double glazed window. Vertical heated towel rail.

**Linen Room**
An additional space with built-in shelving units. Inset ceiling spotlights. Concealed airing cupboard with further built-in shelves. Radiator.

**Outside**
Recently laid tarmac drive which provides ample parking and leads to a double integral garage with electric up and over door, power, water, and light facilities, with wall mounted gas central heating boiler at the rear. The property has an impressive frontage with well maintained and mature gardens with a range of mature conifers, plant, shrubs and attractive rockeries. At the rear is an ideally proportioned and well enclosed private rear garden which has been carefully designed by the present owners with a stone flagged patio running across the rear providing an ideal space for outside dining. There is a well manicured lawn with attractive rockery, plant, flower, and shrub borders and a greenhouse garden area, garden shed and outside top. The property also has outside security, courtesy lighting and external power with RCB. There is also a feature rockery area and contemporary water feature.

**Services**
All mains services are understood to be connected to this property.

**Council Tax**
We understand the property has been placed in council tax band G.

**Energy Efficiency Rating**

**Environmental Impact (EI) Rating**

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**Directions**
Leaving Wetherby on the A58 proceed in the direction of Leeds, passing through the villages of Collingham and Bardsey. On approaching Scaracroft turn right up Ling Lane, at the end of Ling lane turn right onto Bay Horse Lane the right again onto Fern Way follow the road round to the right where you will reach Fern Chase.