



COACHWAYS, WOODLANDS DRIVE, RAWDON,
LS19 6JZ
£799,950

AdairPaxton
Property Specialists

Coachways Woodlands Drive, Rawdon, Leeds, LS19 6JZ

STUNNING FOUR BEDROOM DETACHED RESIDENCE IN TRANQUIL PRIVATE SETTING

Situated in the much sought after Cragg Wood conservation area is this delightful detached residence. Immaculately presented throughout, this superb property boasts READY TO MOVE INTO accommodation and simply MUST BE VIEWED to be appreciated. Approached via a long driveway via remote controlled double gates, the property enjoys ample parking to the front, two garages and beautifully maintained, well established gardens. Internally the property briefly comprises: reception hall, sitting room with feature Inglenook style fireplace and double doors through to the conservatory which overlooks the gardens, contemporary kitchen/diner with sitting area, guest cloakroom, utility room and downstairs ensuite bedroom (which would also make a great office). To the first floor there are three good sized bedrooms, two boasting ensuite shower rooms and a fabulous house bathroom. The current vendors have managed to blend the character and charm of this magnificent home with a modern luxury feel. The setting is semi-rural and enjoys all the benefits of surrounding woodland whilst being close to the amenities, reputable local schools and transport links, including Leeds Bradford Airport. Contact us now to arrange a viewing.

- Four Bedrooms
- Three Ensuite Shower Rooms
- Contemporary High Spec Finish
- Stunning Kitchen/Diner
- Conservatory Overlooking Gardens
- Superb Grounds
- Long Driveway & Double Garage
- Sought After Location
- Early Viewing Advised



GROUND FLOOR

ENTRANCE HALL

11'0" x 9'2" (3.35m x 2.79m)

A spacious and welcoming hallway. uPVC double glazed entrance door and feature windows floods the hall with natural light. Wooden flooring. Door in to garage and utility room. Door to inner hall. Stairs to first floor. Useful storage cupboard. uPVC double glazed french doors out to the rear garden.

LOUNGE

16'2" x 13'8" (4.93 x 4.19)

A stunning room with high ceilings. Decorative cornicing and ceiling rose. uPVC double glazed windows to two side allowing in plenty of natural light. Feature Inglenook fireplace with wood burning stove. Doors through to conservatory.

CONSERVATORY

13'8" x 12'9" (4.19 x 3.89)

An impressive room with windows to three sides, "Blue Activ" glass roof with two electric opening vents and double doors out to the rear garden. Tiled flooring.

KITCHEN/DINING ROOM

28'7" x 16'4" (8.72 x 4.98)

The hub of the house and a great space for entertaining. The kitchen is fitted with a range of wall, base and drawer units with granite work surfaces over. Inset sink with mixer tap. Integrated dishwasher. Space for range style cooker with double extractor hood over. Two integrated fridges and freezer. Inset ceiling spotlights. Tiled flooring. Feature uPVC double glazed window to the front, three additional windows and double glazed composite entrance door.



STUDY/BEDROOM

12'2" x 8'7" (3.71 x 2.64)

Currently used as a study & occasional bedroom, this is a versatile space. uPVC double glazed window to the rear. Door to ensuite shower room.

ENSUITE SHOWER ROOM

Fitted with a three piece white suite comprising shower cubicle, WC and wash hand basin. Tiled floor and walls.

GUEST CLOAKROOM

Fitted with a two piece white suite comprising WC and wash hand basin.

UTILITY ROOM

Fitted with a range of wall and base units. Stainless steel sink and drainer with mixer tap. Plumbing for washing machine. Two skylight windows.

GARAGES

Two garages, both with electric up and over doors. Power and light.

FIRST FLOOR

MASTER BEDROOM

16'2" x 14'0" (4.95 x 4.27)

A good sized master bedroom with uPVC double glazed windows to both the front and rear. Fitted wardrobes provide hanging and shelving storage. Door to ensuite shower room.

ENSUITE SHOWER ROOM

Fitted with a three piece white suite comprising shower cubicle, WC and wash hand basin. Tiled floor and walls.



BEDROOM

14'0" x 9'3" (4.27 x 2.84)

A second double bedroom with feature uPVC double glazed window to the front. Door to ensuite shower room and dressing room.

ENSUITE SHOWER ROOM

Fitted with a three piece white suite comprising shower cubicle, WC and wash hand basin. Tiled floor and walls.

BEDROOM

12'2" x 6'7" (3.73 x 2.01)

A good sized single bedroom with uPVC double glazed window to the front.

HOUSE BATHROOM

A fabulous house bathroom, fitted with a four piece suite comprising double ended roll top bath, shower cubicle, WC and wash hand basin. Tiled walls and floor. Two uPVC double glazed windows to the side.

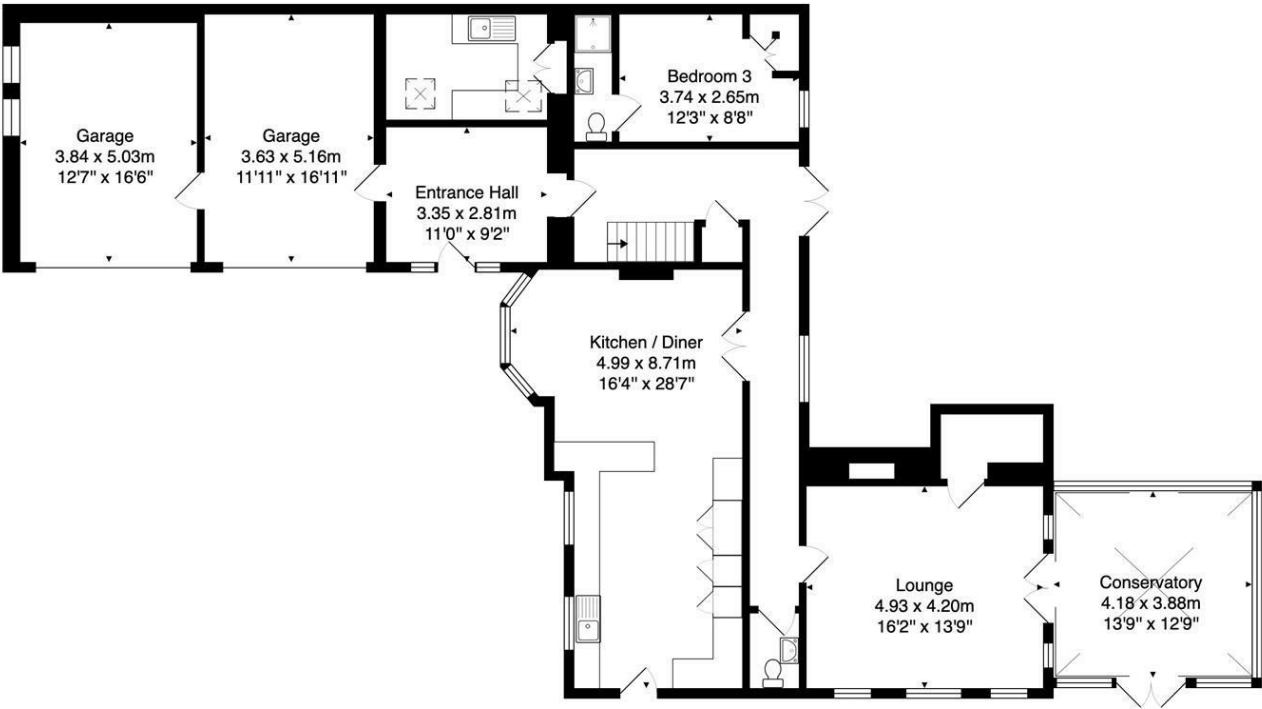
OUTSIDE THE PROPERTY

Accessed via remote controlled double gates there is a long, tree lined driveway to the front, leading to a courtyard which provides ample off street parking for a number of vehicles and leads to the two garages. To the side there is a large paved patio area and this leads to the rear garden. To the rear the garden is a particular feature of this delightful home. The garden is mostly laid to lawn with planted beds and well established shrubs and trees. The garden enjoys a good deal of privacy and splendid views.





FLOOR PLANS



Ground Floor



First Floor

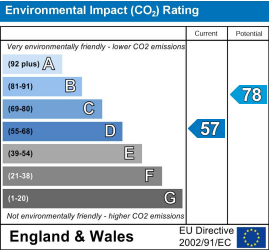
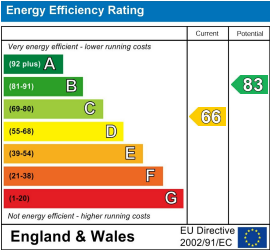
Total Area: 255.9 m² ... 2755 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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ENERGY
PERFORMANCE



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