

## BATHROOM

Modern suite with underfloor heating and comprising tiled bath with shower over and screen, floating wash hand basin, WC, chrome heated towel rail, Velux window.

## EXTERNAL

The property is accessed via a quiet road leading to the attractive lawned front garden, with remote controlled electric gates providing access to the rear of the property with ample parking and detached double garage. The rear of the property has a generous paved seating area along with lawned area, outside tap, power point and electric car charging point. The property is within walking distance of the woodland surrounding Roundhay Park.

## TENURE

We are advised by the vendor that the property is freehold. A buyer is advised to obtain verification from their solicitor or legal advisor. There is an annual management fee of approx. £500pa to cover the maintenance of the communal areas.



EXCLUSIVE BY

**Stoneacre**  
Properties

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**Elmete Green, Roundhay, LS8 2SJ**

**Offers Over**  
**£750,000**

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\*\*\* OUTSTANDING HOME IN EXCLUSIVE DEVELOPMENT - DIRECT ACCESS TO ROUNDHAY PRIMARY SCHOOL & ROUNDHAY PARK - NO ONWARD CHAIN \*\*\* Stoneacre Properties are delighted to offer as part of our Exclusive Collection this outstanding detached home, within a small dwelling of nine family houses backing onto Leeds Golf Club and Roundhay Park (having direct access from the Close), sharing the exclusive use of the green to the front of the property. It is within walking distance of Roundhay Primary School, an Ofsted Outstanding Primary School, which is a feeder school to the Ofsted Outstanding Roundhay Secondary School. The property was constructed by Chartford Homes in 2017 and therefore has the benefit of remaining NHBC warranty. The property has had just one owner since new and has been much improved, with the addition of a fantastic orangery and high quality fittings throughout. The property offers spacious, well appointed accommodation over three floors and is immaculately presented throughout. Early viewing is essential! Please call our sales team on 01132370999 for further information and to organise your viewing appointment.

- EPC RATING B
- CATCHMENT FOR ROUNDHAY PRIMARY SCHOOL
- EXCLUSIVE DEVELOPMENT
- ONE OWNER SINCE BUILT 2017
- REMAINING NHBC

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## ENTRANCE HALL

Having tiled flooring, central heating radiator, alarm panel, stairs to first floor and understairs store cupboard, WC.

## WC

WC, wash hand basin, tiled floor, central heating radiator, extractor fan.

## LOUNGE

Spacious reception room with double glazed bay window to front aspect, two central heating radiators.

## FAMILY ROOM

Accessed via double doors from the entrance hall and having double glazed window to front aspect, central heating radiator.

## KITCHEN-DINING

Fantastic open-plan fitted kitchen having a range of luxury wall and base units with Corian worktops and inset 1.5 bowl sink, integrated Neff appliances including double oven, microwave and hob, with further integrated full size fridge, full size freezer, dishwasher and extractor. The room has tiled flooring with underfloor heating, a double glazed window overlooking the rear garden, door to utility room and breakfast seating area leading to the dining area.

The dining area has tiled flooring with underfloor heating and central heating radiator and is open to the sun room.

## SUN ROOM

Fully double glazed and having tiled flooring with underfloor heating, bi-folding doors leading to the rear patio and garden, bespoke remote controlled ceiling lighting.

## UTILITY ROOM

Worktop space with stainless steel sink-drainer, space and plumbing for washing machine and tumble dryer, cupboard housing central heating boiler, tiled flooring, door to rear garden.

## FIRST FLOOR LANDING



Store cupboard with immersion heater, central heating radiator, double glazed window, stairs to second floor landing.

## MASTER BEDROOM

Spacious master suite having double glazed window to front aspect and central heating radiator, open to walk through dressing area having an extensive range of fitted wardrobes with sliding doors and further double glazed window to rear aspect, and door to en-suite bathroom.

## EN-SUITE

Modern suite with underfloor heating and comprising tiled bath, separate shower cubicle, vanity wash hand basin, WC, chrome heated towel rail, frosted double glazed window.

## BEDROOM TWO

Double bedroom with double glazed window, central heating radiator.

## BEDROOM THREE

Double bedroom currently used as a home office with double glazed window, central heating radiator.

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## SECOND FLOOR LANDING

Store cupboard, Velux window, loft hatch, central heating radiator.

## BEDROOM FOUR

Spacious double bedroom having fitted wardrobes with sliding mirrored doors, double glazed window, two central heating radiators.

## BEDROOM FIVE

Spacious double bedroom having fitted wardrobes with sliding mirrored doors, double glazed window, two central heating radiators.

