



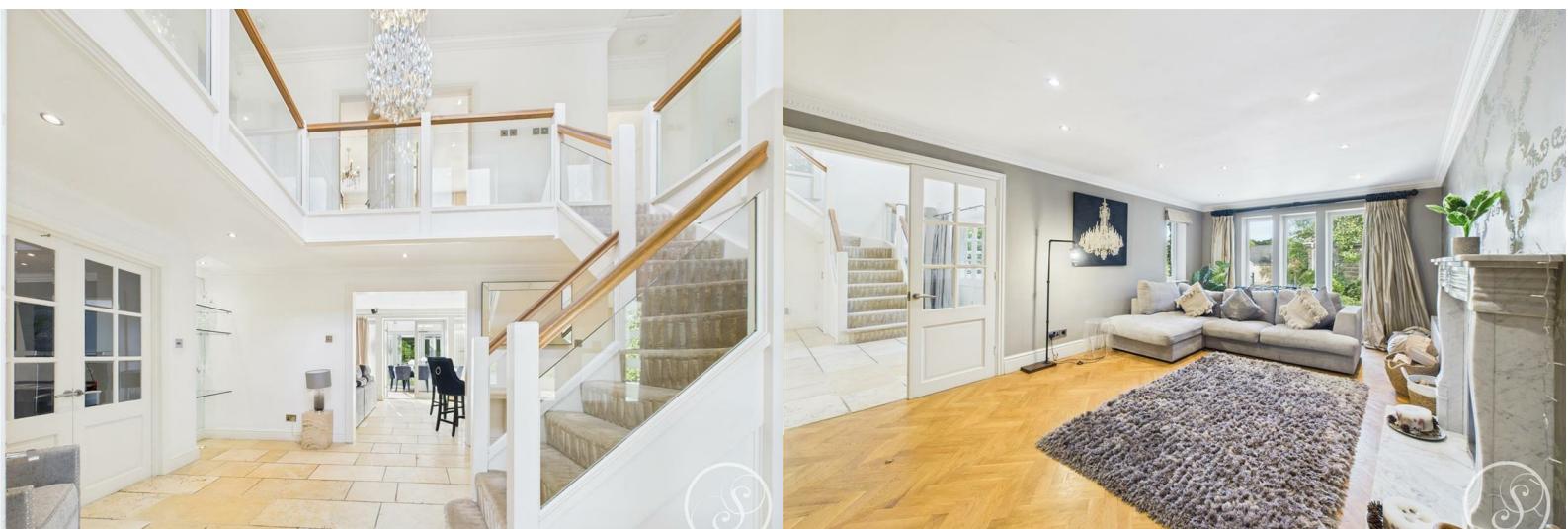
Stoneacre
Properties



Fern Chase

Leeds, LS14 3JL

Offers Over £1,250,000



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Entrance

Entering the property you are welcomed into the entrance hallway. Tiled and flooded with natural light, the double height ceilings and glass balustrades give the hallway an open and airy feel. The hallway offers access to the lounge, reception 2, w/c utility room and home office. This striking entrance sets the tone for the rest of the house.

Lounge

The spacious formal lounge is accessed via internal double glass doors and offers ample space for seating, and features an open fireplace and herringbone wood flooring.

Reception 2

The second reception room is accessed seamlessly from the entrance hallway. A further seating area also boasts a home bar to the rear of the room. Two sets of internal French doors lead through to the sunroom which when opened create the perfect space for hosting and socialising with guests.

Sunroom

315 sqft sunroom positioned to the rear of the property directly opens up to the kitchen and bifolding doors run the full width leading out to the rear garden. The sunroom is currently set up as a formal dining space with a further sitting space. Being open to the kitchen and French doors to reception room 2, this space opens up wonderfully.

Office

Dedicated home office space with built in furniture.

Utility Room

Large utility room with storage space and space/plumbing for washing machine and dryer.

w/c

Toilet and sink.

Bedroom 1

Spacious primary bedroom is laid to carpet with ample space for bedroom furniture and an en-suite bathroom. To the rear of the bedroom is a private balcony overlooking the rear garden.

En-suite

Modern en-suite with double sink, toilet and walk in shower.

Bedroom 2

Second double bedroom with fitted wardrobes and en-suite bathroom.

En-suite

Comprising toilet, sink and shower.

Bedroom 3

Third double bedroom again with fitted wardrobes and en-suite bathroom.

En-suite

Comprising toilet, sink and shower.

Bedroom 4

Fourth double bedroom with fitted wardrobes.

Bedroom 5

Fifth double bedroom is currently used as a walk in wardrobe to the primary bedroom.

Bathroom

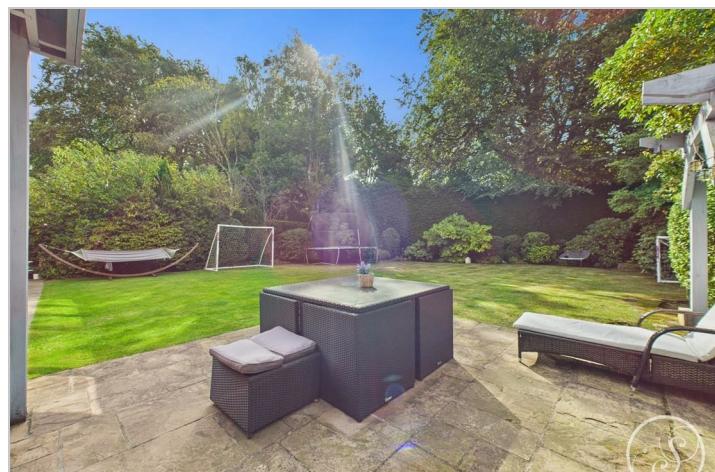
Tiled 4-piece house bathroom with inset lighting. The bathroom comprises freestanding bath with built in TV to the wall, stylish vanity sink, wall hung toilet and shower.

External

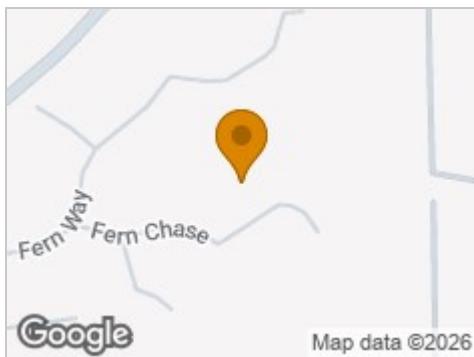
To the front of the property is a very large block paved driveway that leads up to the detached garage and main house. The driveway can accomodate 5-6 cars. To the rear is a large enclosed garden with mature trees to the border. The garden is primarily laid to lawn with a large patio seating area.

Garage

Detached double garage with electric door.



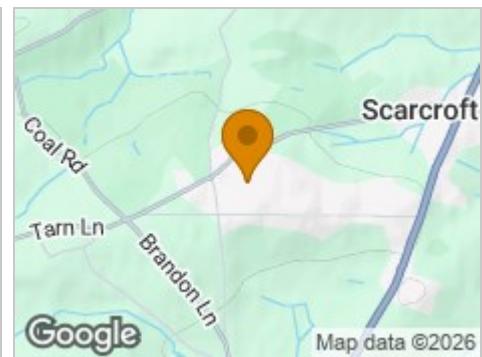
Road Map



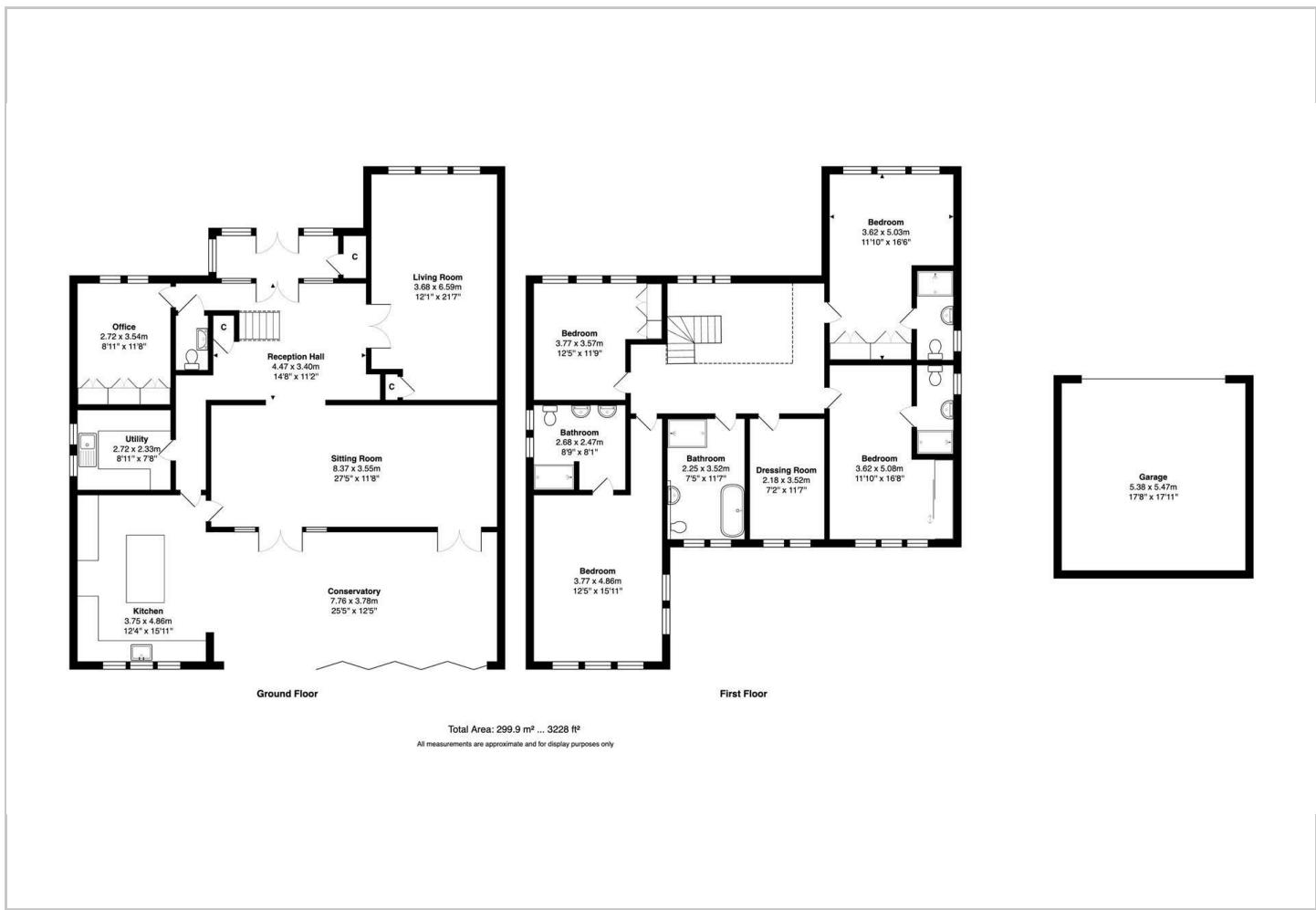
Hybrid Map



Terrain Map



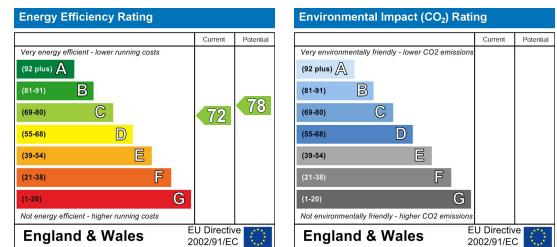
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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