



Adel Pasture, Adel, LS16

Providing a rare and wonderful opportunity to acquire a stunning family home. This five bedroom home enjoys a spacious and versatile layout, featuring generous gardens and ample parking. Positioned within this highly sought after, exclusive residential location within Adel, positioned just off Adel Lane.

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Guide Price: £885,000

- A spacious 1923sq ft detached family home
- 4 bedroom, 2 bathroom home– the attention to detail is exceptional
- Very flexible living, with two reception rooms
- Utility, WC and play room
- Private landscaped gardens in an private setting
- Driveway, gates and double garage
- Adel location, with amenities and green space locally



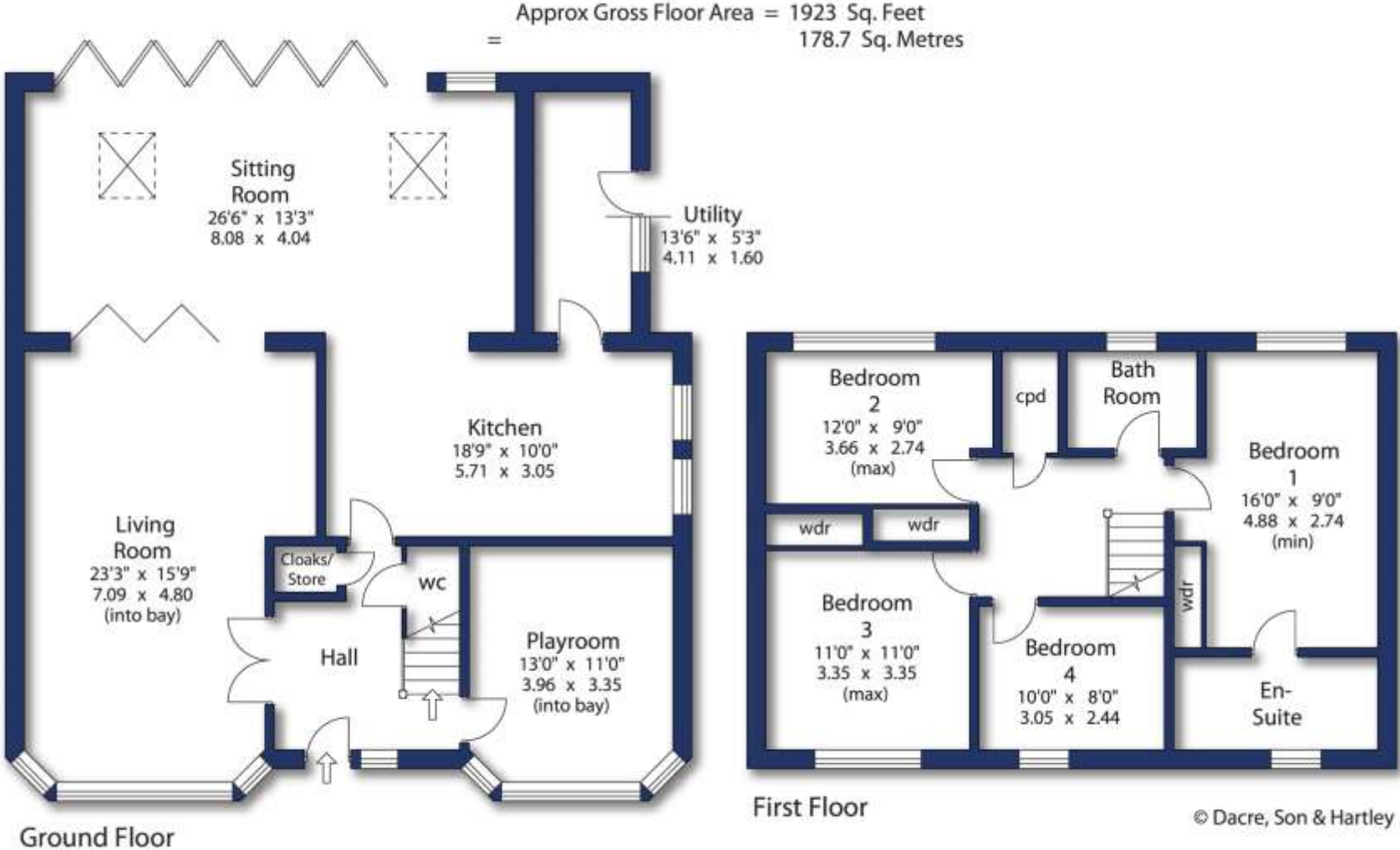
General remarks

This beautifully presented and elegant five-bedroom property has been upgraded by the current owners with space and versatile living in mind, with bespoke modern fixtures and fittings making a splendid family home. The property features a sizeable and enclosed rear garden along with ample parking on the drive with double garage, situated in this very pleasant and convenient location of Adel.

The property briefly comprises: entrance, spacious reception hall, guest wc, cloaks, and office or playroom ample space for a desk if you wish to work from home, spacious lounge with dual aspect, bi folding doors leading to the family room, stunning breakfast kitchen/family room/dining room which has been upgraded and opened up and designed by the current owners, it opens into the extension which has plenty of light and bi folding doors fantastic for

entertaining and family life. The kitchen has a modern range of units with ?? worktop surfaces, integrated dishwasher and fridge/freezer along with an island with further storage. The utility room is just off the kitchen, fitted units and side door leading to outside. On the first floor is a large master bedroom with en suite with walk in shower and fitted wardrobes, two further double bedrooms both with fitted wardrobes and a contemporary style house bathroom, there is a further 4th bedroom which is a very good size a small double, currently used as an office. Outside the property benefits from being on a delightful plot with an enclosed rear garden, the owners have put a new large deck area opening up the space, outdoor lighting and power points there is a good lawn area ideal for children. To the front of the property is a driveway which houses four cars which leads to a detached garage, lawn and a stunning blossom tree, a great aspect of this home that is very private front and rear. We highly recommend a viewing to learn more about this home and that it has to offer, you won't be disappointed.

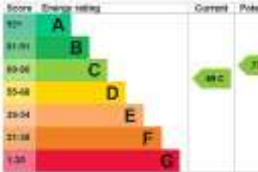
Floorplans



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- Driveway and garage

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For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

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We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

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