



2 COLCHESTER ROAD  
THORP ARCH, LS23 7GF

£599,999  
FREEHOLD

A stunning detached property with lots of space close to Wetherby.

MONROE

SELLERS OF THE FINEST HOMES

## 2 COLCHESTER ROAD

- Detached Family Home • Modern Throughout • Four Bedrooms • 1698 Sqft • Open Plan Kitchen Diner • Movable Island • Private Garden with Astro Turf • Driveway & Garage • Amenities In Wetherby • Excellent Travel Link



Monroe is excited to present this exquisite, detached family home, a true gem that embodies comfort and elegance. Boasting a beautifully bright and spacious four-bedroom layout, this property features an inviting open-plan kitchen and dining area, perfect for entertaining and family gatherings. Step outside into the enchanting garden, a serene retreat spanning 1,698 Sqft, ideal for enjoying sunny days and tranquil evenings. This home is not just a place to live it's a lifestyle waiting to be embraced!

Welcome to an enchanting entrance hallway that seamlessly leads into a sprawling formal living room, complete with a striking electric fire and a sophisticated media wall. This home also features a convenient W.C. and an awe-inspiring open-plan kitchen-diner, equipped with a custom-designed Symphony kitchen, featuring premium AEG appliances and elegant laminated worktops. The movable island and French doors effortlessly connect to a charming patio and garden, creating an idyllic backdrop for treasured family gatherings. Additionally, you'll find a dedicated study and a utility room for added convenience.

As you ascend to the first floor, you'll discover four spacious double bedrooms, including a luxurious primary suite with fitted wardrobes and a contemporary en-suite bathroom. Two of the bedrooms enjoy access to a stylish jack-and-jill shower room, perfect for family living.

Externally, this remarkable home boasts a garage, a generously sized driveway with ample parking space, to the rear an astro turf garden complete with a patio ideal for entertaining during the summer months.

Don't miss this extraordinary opportunity! Contact us today to schedule your viewing of this delightful, move-in-ready home.

### ENVIRONS

Thorp Arch is an attractive village that has a wonderful community feel and is served by a well-known school, public house, and church. Nearby Boston Spa high street offers truly superb amenities, such as independent eateries, coffee shops, beauty salons, and trendy bars. For the commuter, there is excellent connectivity to York, Wetherby, and Leeds, whilst for those who enjoy spending time closer to home you can enjoy an endless variety of scenic walks and local activities.

### REASONS TO BUY

- Beautiful, bright, and spacious family property
- Well-presented
- Four double bedrooms
- Open-plan kitchen-diner with garden access
- Large Garden



- Garage
- Superb amenities nearby
- Sought-after location

## SERVICES

We are advised that the property has mains water, electricity, drainage, and gas.

## LOCAL AUTHORITY

Leeds City Council

## TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

To arrange your viewing call Monroe.

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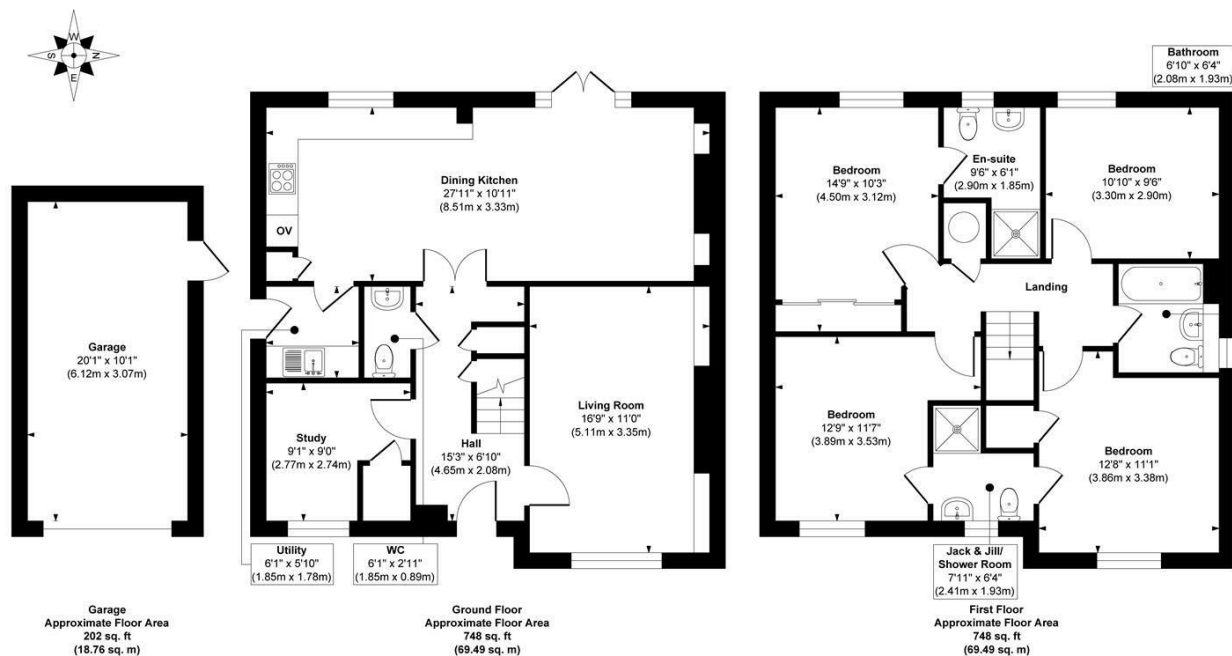


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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