

MONROE

SELLERS OF THE FINEST HOMES



**PADDOCK VIEW BARN PARK ROAD
LEEDS**

**£975,000
FREEHOLD**

Monroe are proud to showcase Park Farm... an exciting opportunity to acquire a brand new property, offering in excess of 3000 sqft, fantastic connectivity and set on the edge of the tranquil grounds of Temple Newsam estate! Viewings are available by appointment only.



- Brand new development
- Warranty
- Spacious accommodation over 3000 sqft
- High specification throughout
- Fantastic open-plan living

** PLEASE NOTE PHOTOS ARE INDICATIVE REPRESENTATION OF EACH UNIT, EXTERNALS ARE CGI AND INTERNALS ARE TAKEN FROM ANOTHER UNIT ON THE DEVELOPMENT BY THE SAME DEVELOPERS **

This BRAND NEW HIGH SPECIFICATION barn-style, new build offers generous and versatile accommodation of over 3000 square feet which has been designed with luxury fixtures and fittings including oak internal doors and staircase, a German kitchen, underfloor heating and designer bathrooms. An energy efficient air source heat pump has been installed, which heats the property and the hot water, which is one of many special features this home has to offer.

This amazing setting is a total one-off, providing a peaceful and private backdrop. There are many square miles of green belt and the historic Temple Newsam Estate, which is literally on your doorstep. Just imagine living so close to this wonderful amenity!

Upon arrival electric gates grant access to this stunning development and the property boasts a large block paved driveway. Internally, the main entrance leads directly into a bright and spacious entrance hallway with doors leading into a sensational open plan kitchen diner, which features a premium German kitchen with integrated Neff ovens, down draught induction hob, Quartz worktops and breakfast bar island. The entire area is flooded with natural light from large bespoke windows, with fantastic arched doors leading out onto the Terrace. The kitchen leads through to the main living area - another excellent, functional family space - which boasts a feature double-height ceiling and large arched windows throughout. There is also a fully fitted, separate utility room and W.C off of the hallway, as well as a walk-in pantry located off of the kitchen. The entire

ground floor offers underfloor heating and floor finishes include Amtico from the entrance hallway through to the kitchen-diner, which is a very stylish finish to compliment the space perfectly.

Upstairs, this family home offers five generous double bedrooms in total. The principal suite is truly outstanding, benefitting from an ensuite bathroom and dressing area. The second and third bedrooms also feature luxury ensuites and there is an additional house bathroom.

Externally, The Corner Paddock boasts a double driveway, a large garden to the rear of the property and an additional sun-trap lawned area to the front of the property. There is also provision for a double electric car charging point.

To arrange your viewing of this fantastic, chain-free opportunity, call Monroe.

ENVIRONS

Park Farm is situated on Park Road in the historic village of Colton, a location which is perfect for those who wish to live the peaceful village life, combined with ease of access to local amenities and amazing connectivity! This popular and very convenient location is a few minutes away to the M1 and A1 and offers many amenities and local attractions including Temple Newsam House, grounds & golf course. There are a selection of schools for all ages, local parks and an excellent array of shopping and restaurant facilities, including The Springs at Thorpe Park.

REASONS TO BUY



- German kitchen with integrated appliances and 3m Island
- 5 bedrooms in total
- 3x en suite and a house bathroom
- Large garden to the rear and additional garden space to the front
- Idyllic location

- Brand new development
- Warranty
- Within the Temple Newsam Estate
- 20 Minute drive to Leeds City Centre
- 5 bedrooms in total
- 3 x En suite and a house bathroom
- Large block paved driveway
- High-specification German kitchen and integrated appliances

SERVICES

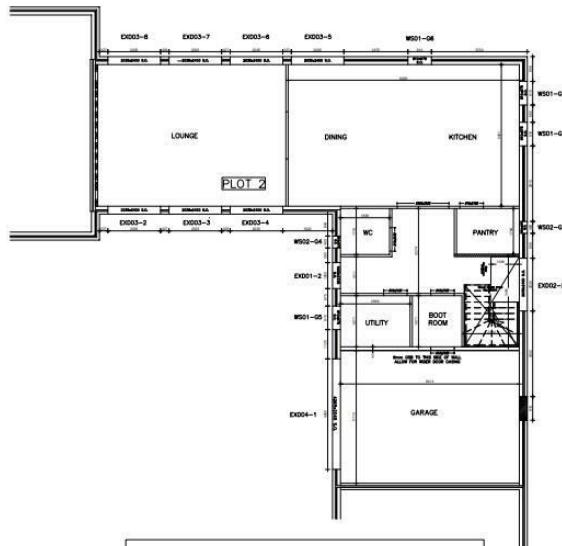
We are advised that the property has mains water, electricity, drainage and an air source heat pump.

LOCAL AUTHORITY

Leeds City Council

To find out further information or arrange a viewing on this superb new home, call Monroe.





PLOT - 2

GROUND FLOOR PLAN



FIRST FLOOR PLAN



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

Boston Spa Sales

181a, High Street Boston Spa 01937 534755

Wetherby

LS23 6AA

bostonspa@monroeestateagents.com

www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES