10 SANDMOOR DRIVE

LEEDS, LS17 7DF

£3,485,000

FREEHOLD

Sandmoor Drive presents an exceptional brand-new residence, offered with no onward chain. Extending to an impressive 6,682 sq ft, this magnificent home features eight beautifully appointed bedrooms, five luxurious bathrooms, and an uncompromising specification throughout

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• Chain-Free – Move Straight In! • Eight Generously-Sized Double Bedrooms • Developed to Exceptional Standards • Sleek High-Spec Kitchen by Room Room Harrogate with Quartz & Premium Appliances • Underfloor Heating throughout the ground floor • Landscaped Private Garden – Perfect for Entertaining • Dedicated Cinema Room & Elegant Drawing Room • Thoughtfully Designed Layout Across Three Spacious Floors • In a sought-after location • Excellent school catchment

A STATEMENT HOME DESIGNED FOR MODERN FAMILY LIVING

Monroe is proud to present this outstanding, one-of-a-kind detached residence, ready to welcome its first owners - offered chain-free.

This impressive eight-bedroom home spans over three expansive floors, offering a perfect blend of luxury, comfort, and contemporary design. Every inch has been thoughtfully crafted to the highest of standards, making it the ideal haven for modern families or those who love to entertain in style.

From the moment you step inside the grand entrance hall, the quality and craftsmanship are impossible to miss. To your right, a stylish drawing room invites you to unwind in elegance. To the left, a chic dining area, a well-placed guest washroom, and internal access to the integral garage create everyday convenience. One of the key features of this home is the technology behind the scenes, such as smart home automation providing seamless integration of lighting, heating, audio, shading and security, amazing light features throughout, which is emphasised by the stunning cinema room, which boasts a fully fitted Dolby Atmos sound system.

At the heart of the home is a spectacular, bespoke open-plan kitchen and dining space, by Room Room Harrogate. This bespoke kitchen has been completed with quartz worktops, a central breakfast island, and state of the art Siemens appliances, with sliding doors leading directly out to the landscaped rear garden, seamlessly blending indoor and outdoor living. A light-filled family lounge adjacent to the kitchen completes this amazing social hub.

The first floor boasts five generous double bedrooms, two with their own luxurious en suite bathrooms. The galleried landing offers breathtaking views and a sense of openness. This floor also offers a contemporary family bathroom and a separate laundry room to add extra practicality. The principal suite is truly a showstopper – complete with garden views, a walk-in dressing room, a lounge area and a spa-inspired en suite bathroom. All bathrooms throughout the property feature top brands – from Lusso to Villeroy & Boch and Victoria + Albert. Even the tiles have been sourced from across Europe, cut and finished right here on site for a truly bespoke touch.

Upstairs on the second floor, you'll discover three more spacious double bedrooms, and an exquisite open plan area, which would prove the perfect office or teenage retreat, and a stylish Jack & Jill bathroom serving two of the rooms. Each bedroom includes premium finishes to provide pure elegance throughout.

Externally, the front of the property is beautifully landscaped with mature planting, a generous driveway, and stone brick walls that offer both privacy and curb appeal.

To the rear, the garden has been thoughtfully designed by Rob Hardy, an RHS Gold Medal Award Winning landscape designer. Care and attention has not been compromised. An extensive porcelain patio is the perfect space for dining, entertaining, and relaxation. The garden is complete with a dedicated area which can be utilised for children's playground

equipment. This is the perfect outdoor space to enjoy the richness of outdoor living. Steps lead to a lush turfed lawn, bordered by raised planters, and there's even a secluded area at the bottom of the garden, pre-fitted with electric and water, perfect for a home office or garden room.

This is more than just a home - it's a lifestyle opportunity in a class of its own. With bespoke design, generous living space, and luxurious features throughout, this exceptional property is ready for its next chapter.

Homes of this calibre don't stay on the market for long... to arrange your viewing, call Monroe Land and New Homes.

ENVIRONS

Located on the northern edge of the picturesque Leeds countryside, this property enjoys an enviable setting with easy access to the commercial hub of Leeds, the spa town of Harrogate, the market town of Wetherby, and the stunning Yorkshire countryside beyond. In the local area, residents benefit from proximity to the highly esteemed Grammar School at Leeds, multiple championship golf courses, and high-end leisure facilities including David Lloyd. Alwoodley itself offers a vibrant mix of top-quality coffee shops, restaurants, and everyday conveniences. For commuters and jet-setters alike, Leeds Bradford International Airport is just a short drive away, as is the national motorway network. Frequent public transport also connects the area to Leeds City Centre, Harrogate, York, and Wetherby, making this property an ideal base for both business and pleasure.

SERVICES

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

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 by appointment only through the selling agent: -
Monroe Estate Agents

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ADDITIONAL INFORMATION

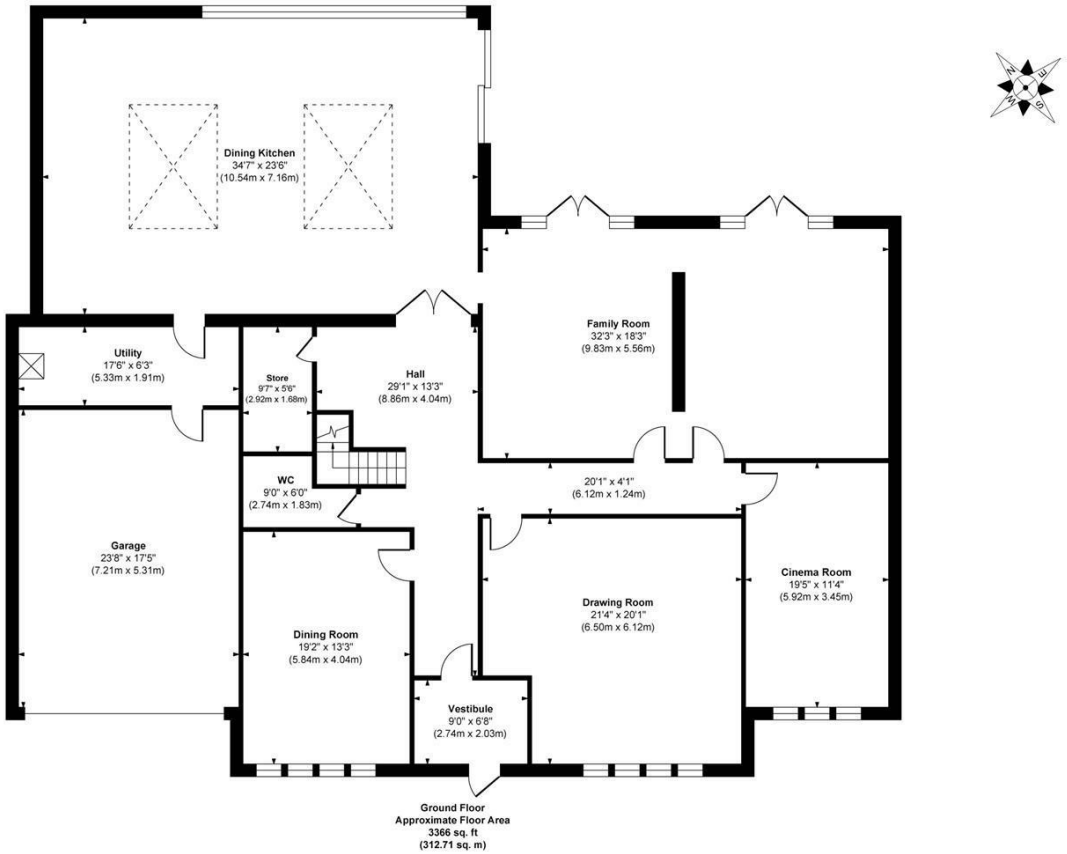
Local Authority – Leeds City Council

Council Tax – Band New Build

Viewings – By Appointment Only

Floor Area – 6682.00 sq ft

Tenure – Freehold



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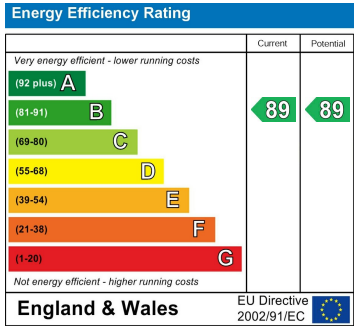

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

Land & New Homes
1-3 The Avenue
Alwoodley
Leeds
West Yorkshire
LS17 7BD

0113 350 1444
landandnewhomes@monroeestateagents.cc
www.monroeestateagents.com

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