



## 4 THE DRIVE

ADEL, LS16 6BG

£1,375,000  
FREEHOLD

Homes of this calibre rarely comes to market, so we're thrilled to introduce you to The Drive. Combining striking style with thoughtful practicality in every room, this is a standout example of modern living. Don't miss your chance to view this exceptional property.

MONROE

SELLERS OF THE FINEST HOMES



## 4 THE DRIVE

- Perfect for entertaining guests • Attention to detail everywhere • Five double bedrooms, all ensuite • Perfect family home layout • Quiet, prestigious neighbourhood location • Over 3,500 sq ft • Integrated wine cooler included • High-end fixtures and fittings • Seamless indoor-outdoor living design • Ample natural light throughout



### 4 the drive

Built in 2023 and finished to an impeccable standard throughout, this outstanding five-bedroom detached home offers more than 3,540 sq ft of beautifully designed space where quality, style and functionality come together seamlessly. Every detail has been carefully considered to create a home that is both elegant and practical.

Inside, two generously sized reception rooms are filled with natural light and offer a warm, welcoming atmosphere perfect for both relaxing and entertaining. The heart of the home is the bright and contemporary kitchen, featuring a central waterfall island, integrated wine cooler, premium ovens and ample storage. A skylight and panelled patio doors flood the space with light and provide a seamless connection to the landscaped garden.

A spacious dining area offers the ideal setting for hosting large gatherings, while the utility room provides excellent additional storage. A sleek and modern ground floor WC adds further convenience.

Upstairs, all five double bedrooms benefit from luxurious en suite bathrooms. The principal suite is a true highlight, featuring a dedicated dressing room with built-in wardrobes, dressing tables and a central island for added storage. Its en suite includes a walk-in shower and double vanity sink, offering a hotel-style retreat.

The second bedroom also impresses with a spacious layout and an en suite that features a freestanding tub and wood panelling for a cosy, cabin-style feel. The remaining three bedrooms each have their own stylish en suite with walk-in showers, all designed with exceptional attention to detail.

Outside, the rear garden has been fully landscaped and patioed, ideal for entertaining or enjoying the sunshine. At the end of the garden, a bespoke gym has been fully powered and fitted with lighting. Floating corner bifold doors create panoramic views and allow for fresh air and open space during workouts or summer gatherings.

This is a rare opportunity to own a newly built, high-spec family home in a desirable location. Every inch of this property reflects thoughtful design, modern luxury and outstanding craftsmanship. Early viewing is highly recommended.

### REASONS TO BUY

- Detached home in ideal Adel setting
- Over 3,500 sq ft
- Five double bedrooms, all ensuite
- Principal suite with dressing room
- High-spec kitchen with island
- Landscaped garden with private gym
- Bi-fold doors for indoor-outdoor flow

- Utility room with ample storage
- Immaculately designed throughout

## ENVIRONS

Adel is one of the most sought-after residential areas in North Leeds. Its prime location affords convenient access to some of the most desirable amenities of North Leeds, including David Lloyd, numerous golf courses, the finest restaurants, and a variety of shops. The esteemed GSAL and Moorlands schools are merely a short journey away. The superb transport connections via the Ring Road A6120 offer straightforward routes to Bradford, Harrogate, York, and the major motorway networks (M1, M62, A1). The local conveniences on Otley Road feature a diverse selection of independent coffee houses and eateries, a post office, a gym, and much more.

## 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 through the selling agent Monroe Estate Agents  
Viewings by appointments only.

## 4 THE DRIVE







## 4 THE DRIVE

### ADDITIONAL INFORMATION

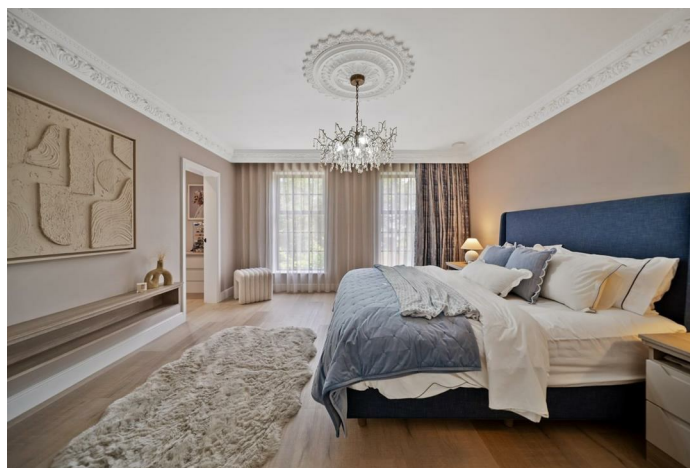
**Local Authority** – Leeds

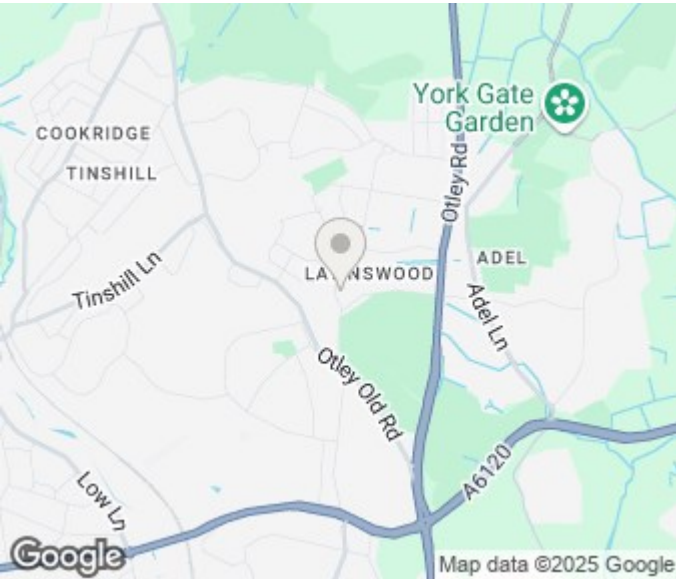
**Council Tax** – Band G

**Viewings** – By Appointment Only

**Floor Area** – 3541.36 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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

Alwoodley Sales  
716 King Lane Alwoodley  
Leeds  
West Yorkshire  
LS17 7BA

0113 870 4443  
hello@monroeestateagents.com  
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES