



EDEN HOUSE, 2 The Beeches, Wetherby, LS22 6ST

- IMPRESSIVE FOUR BED DETACHED HOME
- LARGE BEDROOMS
- LARGE DOUBLE GARAGE
- TWO RECEPTION ROOMS
- KITCHEN WITH BUILT IN APPLIANCES
- STUNNING REAR GARDEN

Asking Price £895,000



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DESCRIPTION

Offered to the market with NO ONWARD CHAIN, this exceptional four-bedroom detached family home is tucked away in a peaceful cul-de-sac and occupies a generous, beautifully maintained plot. Combining contemporary luxury, versatile living space, and high-quality finishes throughout, this impressive home is perfectly suited to modern family life.

Upon entering, you are welcomed by a spacious entrance hallway which provides access to a dedicated home office, ideal for remote working. The elegant principal lounge enjoys a large bay window, flooding the room with natural light, while a charming log-burning stove with attractive stone surround creates a warm and inviting focal point.

To the rear of the property, a second reception room features patio doors opening directly onto the garden, providing excellent additional living and entertaining space. The heart of the home is the beautifully appointed kitchen, thoughtfully designed with a comprehensive range of wall and base units, stunning granite worktops, Belfast sink, and integrated appliances including a double oven, fridge/freezer, and dishwasher. A hidden coffee and drinks station concealed behind bi-fold cabinet doors adds a touch of luxury and practicality.

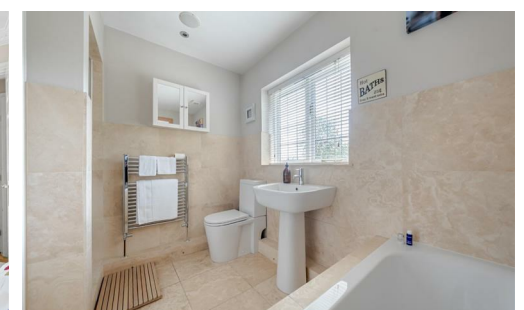
Leading from the kitchen is a stunning breakfast and dining area, complete with bespoke wraparound seating, creating the perfect setting for family meals and social gatherings. The ground floor further benefits from a spacious utility room with additional storage and appliance space, a guest WC, and access to the integrated double garage with electric door completes the ground floor.

The first floor offers superb family accommodation. Two impressive bedroom suites span the width of the extension, each providing generous bedroom space, dedicated seating areas, double fitted wardrobes, and contemporary en-suite shower rooms. The principal bedroom also features two built-in double wardrobes and a luxurious en-suite with underfloor heating. The fourth bedroom is a well-proportioned double room with fitted wardrobes and attractive views over the rear garden. Completing the first floor is a stylish four-piece family bathroom comprising a bath, separate shower enclosure, wash basin, WC, and heated towel rail.

Outside, the rear garden is undoubtedly a standout feature of this remarkable home. Designed to provide a low-maintenance outdoor sanctuary, the landscaped garden boasts an extensive Indian stone patio spanning the full width of the property, ideal for outdoor dining and entertaining. Steps lead down to a second seating area and a large artificial lawn, all enclosed by recently installed fencing. Beautiful planting, colourful flower beds, and integrated solar lighting create a wonderful space to enjoy throughout the year.

To the front, the property benefits from a block paved driveway with parking for multiple vehicles and access to the double garage.

Situated within the highly sought-after market town of Wetherby, residents enjoy a superb range of amenities including independent shops, cafés, restaurants, excellent schools, and leisure facilities. With picturesque riverside walks along the River Wharfe and excellent transport links to Leeds, York, and Harrogate, Wetherby continues to be one of the region's most desirable places to call home.







ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 75 |
| (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 | |

Particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection fees for any switched off/disconnected or drained services or appliances - All measurements are approximate.

KING OF SELLING? If you are thinking of selling your home or just wish to discover the value of your property, Hunters would be pleased to offer you free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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