



## Church Meadows , Bramham, Wetherby

- FOUR BEDROOM EXECUTIVE DETACHED STONE BUILT HOME
- STUNNING WREN KITCHEN/DINER
- DOUBLE GARAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- THE MOST BEAUTIFUL ORANGERY TO ENTERTAIN IN
- EPC RATING C / COUNCIL TAX BAND G

**Asking Price £695,000**





# Church Meadows , Bramham, Wetherby

## DESCRIPTION

Hunters Wetherby are incredibly proud to bring to the market this Four bedroom detached home which is located in an exclusive cul- de - sac which comprises of just four properties!

A much loved home for many years the current owners have made a series of alterations that have improved the property and it is sure to be as well loved by the next owners. This property is beautifully presented throughout and leaves nothing to do or think about other than just unpacking.

The property in brief comprises large reception hallway, downstairs w/c, large lounge, kitchen/diner, utility room and a very impressive Orangery.

The good sized lounge is the perfect space to unwind after a busy day and benefits from sliding doors that lead into the more than impressive Orangery which is the perfect space for entertaining and is flooded with natural light.

If you are a keen cook and entertainer or simply love just pottering about then this kitchen/diner will be heavenly for you. The 'WREN KITCHEN' is finished in a powder blue colour which is beautifully relaxing with the sleek white 'QUARTZ' worksurfaces and clean white walls. Comprising a range of wall and base units with added built in shelving which is lovely for adding decorative items. The tiled splash back wall is very on trend adding a different texture to the space. A stylish Belfast sink adds more character. Integral appliances include Fridge Freezer and dishwasher. The 'SMEG' range cooker is available under separate negotiations.

A practical and useful utility space has plumbing for a washing machine and space for a dryer along with sink unit and ample further storage.

The principle main bedroom has built in wardrobes and drawers which are perfect for all your clothing needs. This is a lovely bright room and also has the luxury of an en- suite shower room which has been designed with luxury and comfort in mind. There is a walk in shower cubicle featuring rainfall shower, contemporary wash basin with vanity unit and a low level W/C.

The three further bedrooms are all well sized and offer built in storage. The house bathroom again is finished in modern and earthy tones and features a bath with shower over, wash basin and low level w/c.

To the front of the property is a block paved driveway, double garage which has an electric roll over door and has the added benefit of power and a boarded loft space, and an electric car charger.

The rear garden is beautifully maintained and is the perfect spot for enjoying summer parties. The garden is laid mainly to lawn but has mature shrubs and borders. A patio area completes the space.



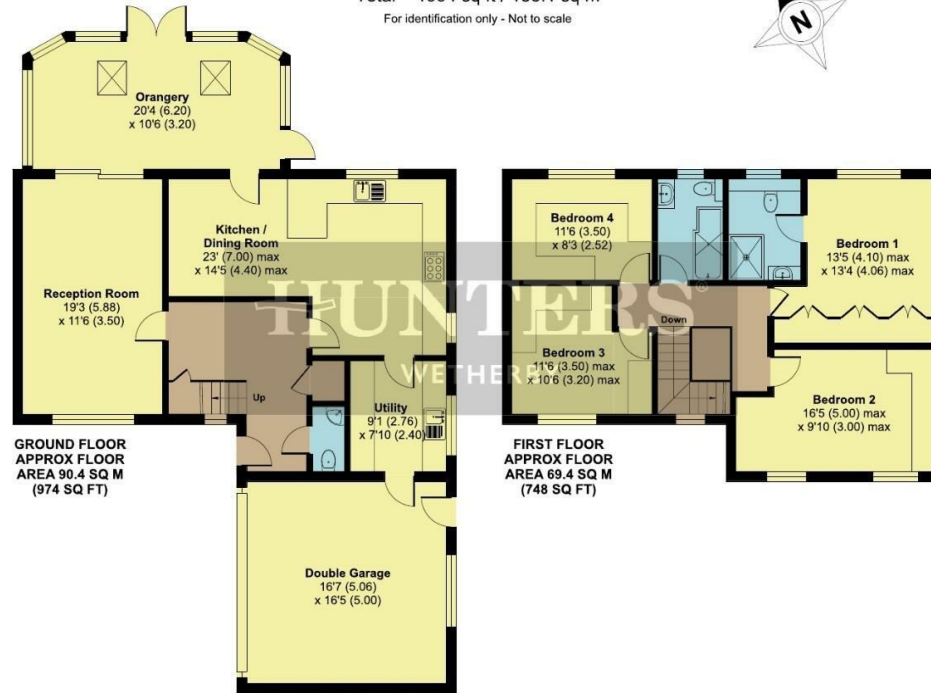






## Church Meadows, Bramham, Wetherby, LS23

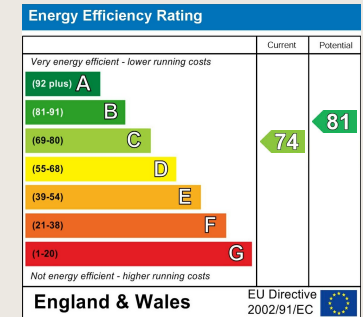
Approximate Area = 1722 sq ft / 159.9 sq m  
 Garage = 272 sq ft / 25.2 sq m  
 Total = 1994 sq ft / 185.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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## 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.



These 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 charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide 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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