



## Crag Gardens, Bramham

- FOUR BEDROOM DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- GARAGE AND DRIVEWAY
- NESTLED IN BEAUTIFUL BRAMHAM
- LUXURIOUS KITCHEN AND BATHROOMS
- EPC RATING - D / COUNCIL TAX BAND - F

**Offers Over £600,000**





# Crag Gardens, Bramham

## DESCRIPTION

Nestled in the charming street of Crag Gardens, Bramham, Wetherby, this beautifully presented four-bedroom detached house is a true gem. The current owners have meticulously renovated the property, ensuring a perfect blend of modern comforts and classic elegance.

This property is perfect for families seeking a welcoming environment in a picturesque setting. The surrounding area of Bramham is known for its community spirit and beautiful countryside, making it an ideal location for those who appreciate both rural charm and easy access to local amenities.

Upon entering, you are welcomed by a spacious and airy entrance hallway that sets the tone for the rest of the home.

The absolutely stunning lounge truly embodies sophistication. The large window and patio doors into the conservatory flood the room with natural light, creating a warm and inviting atmosphere. The lounge is further enhanced by a beautiful log burner, perfect for cosy evenings, and a bespoke built-in storage unit that adds both functionality and flair. The conservatory offers additional living space and is extremely versatile making it perfect for use as a playroom, snug or home office.

At the heart of the home lies the absolutely stunning kitchen, which is a true culinary delight. It is fitted with a comprehensive range of wall and base units, complemented by luxurious quartz worktops. The kitchen is equipped with integral appliances, including dishwasher, oven, hob, microwave, fridge freezer, and wine cooler, making it a dream for any cooking enthusiast. The dining area stands out as a particularly inviting space, perfect for hosting friends and family gatherings or enjoying quiet evenings at home.

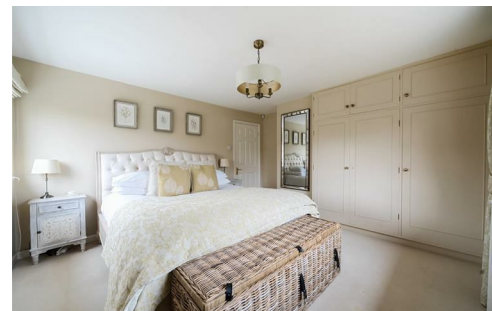
Finishing the ground floor is the beautiful ground floor bathroom, which has been thoughtfully designed to create a luxurious experience. Featuring a stylish vanity unit with a marble worktop and elegant oak cabinetry, this bathroom exudes sophistication. The marble sink unit, low-level W.C., and heated towel rail add to the modern conveniences, while the large walk-in shower and fully tiled walls create a serene atmosphere for unwinding after a long day.

The first floor boasts four well-proportioned bedrooms, each offering a peaceful retreat for rest and rejuvenation. The layout is thoughtfully designed, ensuring that every member of the household has their own personal space.

Bedroom one is particularly impressive and is generous in size with fitted wardrobes and dual aspect windows that flood the room with natural light. This thoughtful design ensures a bright and airy space, perfect for relaxation. Bedrooms two and three are also generous doubles equipped with fitted wardrobes. Bedroom four is a good single or could be used as a home office.

The first-floor bathroom, exudes a luxurious hotel-like ambiance with stunning fully tiled walls. It boasts a free-standing bath, perfect for unwinding after a long day, alongside a double sink vanity unit with a beautiful marble top. There is also a walk in shower and low level w/c.

Externally, the property boasts a double garage, providing secure parking and additional storage options. The large driveway offers off-street parking for multiple vehicles, making it a practical choice for families or those who enjoy hosting guests. The wrap around garden really is perfect for these upcoming warmer months offering a tranquil and relaxing space for hosting BBQ's or gatherings with all your friends and family .





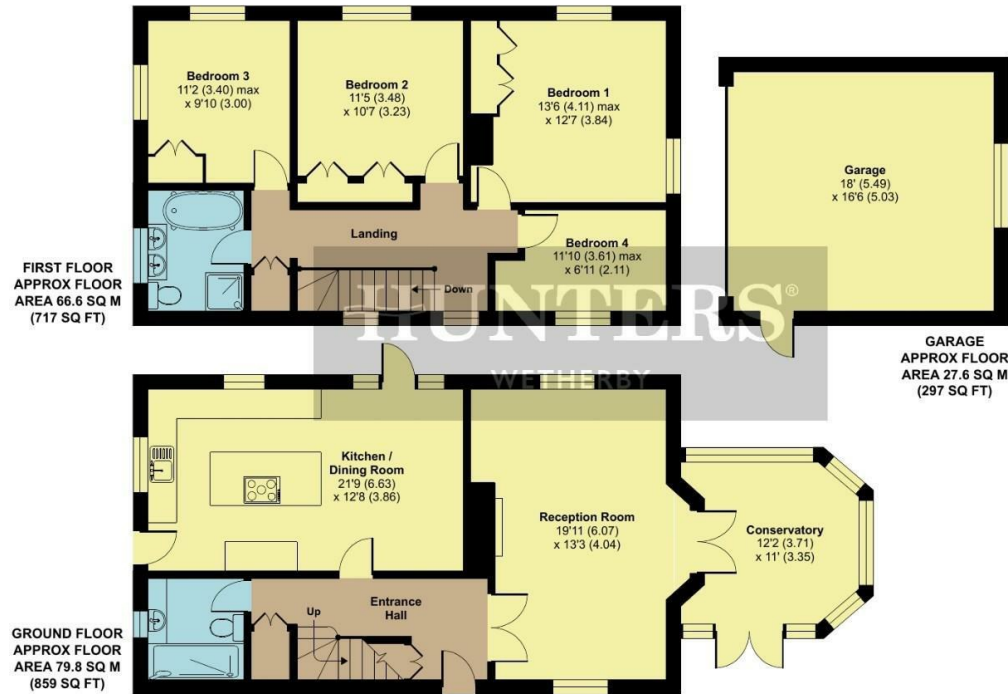




## Crag Gardens, Bramham, Wetherby, LS23

Approximate Area = 1873 sq ft / 174 sq m (includes garage)

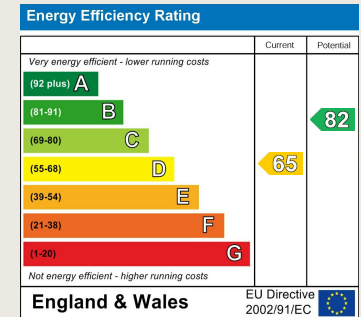
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1228359

## 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.

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