



## Edgerton Drive, Tadcaster

- 4/5 BEDROOM BEAUTIFULLY PRESENTED DETACHED HOUSE
- OUTDOOR FULLY EQUIPPED KITCHEN
- FULLY EQUIPPED GYM ( CAN BE SOLD UNDER SEPERATE

**Asking Price £670,000**

- STUNNING VIEWS OVER OPEN COUNTRYSIDE
- SOLAR PANELS
- EPC RATING / COUNCIL TAX BAND

**Council Tax: E**





# Edgerton Drive, Tadcaster

## DESCRIPTION

Hunters Wetherby are extremely proud to present to the market this unique versatile detached four/five bedroom detached house which is nestled away with stunning open countryside views in the popular market town of Tadcaster.

A much loved home for many years this really is a hidden gem that oozes warmth and love from the moment you enter the property. This is the ideal family home and offers versatile living at its best.

Entering into the property via the utility space which is made of ample storage and houses space for a washing machine and tumble dryer. There has been storage added which is just perfect for this size of house. You are then welcomed into the real heart of the home which is the open plan country style kitchen/diner that offers the perfect space to entertain/ host or casually relax. A feature modern fire compliments the roof and the views over the garden and countryside are a lovely outlook and one can imagine spending ample time out in the spring/summer months. The Kitchen has been well designed with storage a plenty, a mix of granite and oak surfaces provide an extra depth of character and free standing appliances which can be negotiated separate include an American style fridge freezer & Gas Aga whilst integral appliances include a dishwasher and electric oven and microwave/grill.

There are multiple other reception rooms which include a separate lounge perfect for enjoying cosy nights with an electric log effect fire with wooden mantle and sliding doors into the garden. A separate dining space could have multiple uses and would be the perfect space for formal entertaining. A conservatory and office/indoor bar/5th bedroom complete this wonderful downstairs space there are endless opportunities to create a space that works for you.

To the first floor whilst climbing the stairs there is a wonderful large feature window which allows natural light to flood in. All four bedrooms are great in size and the principal bedroom benefits from a en-suite full bathroom with bath and shower over, low level w/c & sink unit. This room also has a Juliette Balcony and has views over the wonderful countryside. Built in wardrobes complete this wonderful room. The house bathroom is a luxury space with a modern oval free standing bath, separate shower cubicle, Floating w/c and built in sink unit with added storage.

The outside of the property really is as special as the inside with a full outside kitchen that is fully operable and has a built in grill, pizza oven and space for an outside fridge as well as plumbing for a Hot Tub. The garden wraps around the whole of the property and offers complete privacy.

To the front of the property is a double garage which has been partly transformed in a fully functional and working gym which can be offered under separate negotiations. A private driveway leads to the garages that also have 12 solar panels on and are owned outright by the current owners.



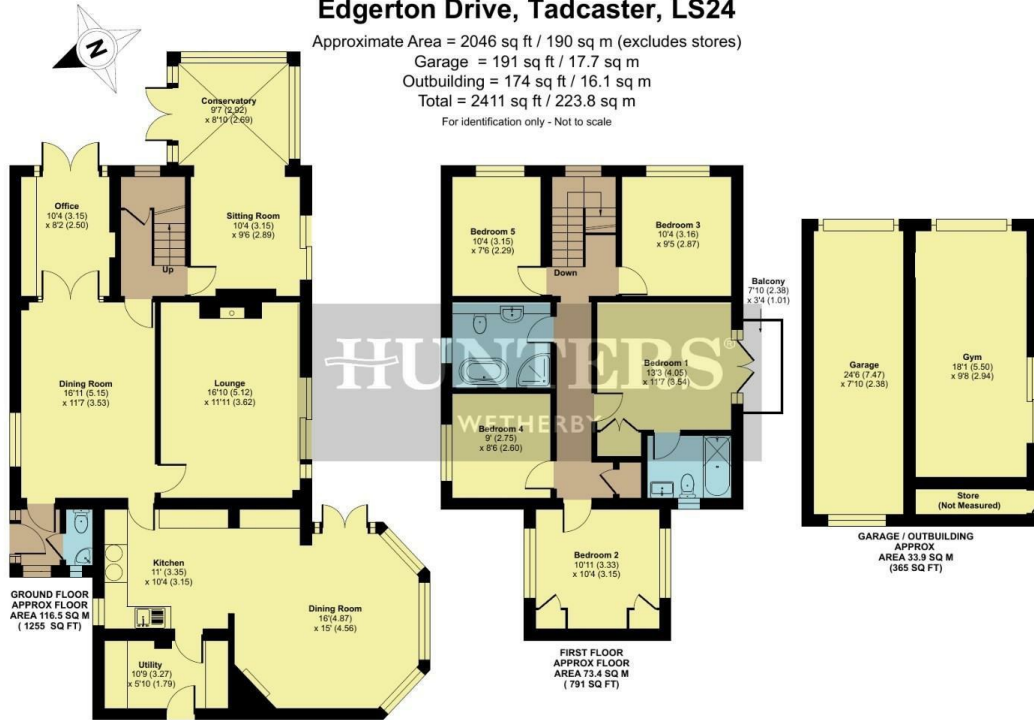






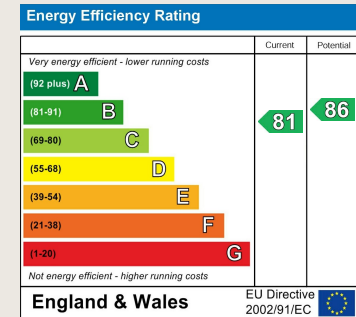
## Edgerton Drive, Tadcaster, LS24

Approximate Area = 2046 sq ft / 190 sq m (excludes stores)  
 Garage = 191 sq ft / 17.7 sq m  
 Outbuilding = 174 sq ft / 16.1 sq m  
 Total = 2411 sq ft / 223.8 sq m  
 For identification only - Not to scale



## 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.

01937 588228

5a Market Place Wetherby, LS22 6LQ

wetherby@hunters.com