



Fieldview

3 St Edwards Wood, , Clifford LS23 6FB

Price Guide £925,000 | Freehold

maxwell hodgson

estate agents

A deceptively spacious 5/6 bedroom family home built in an attractive barn conversion style by Shepherd Homes in 2013. Large well appointed open plan kitchen/family room opening onto an amazingly private south westerly terraced rear garden. Built in a private cul de sac of just 5 bespoke properties, Fieldview is surrounded by open land designated as green space and owned by the local parish. Situated at the quieter end of this sought after village, Boston Spa is a convenient evening stroll away and offers a more vibrant, yet still village like atmosphere.

Entrance Hall

Feature double height entrance door with glazed panels above and to either side maximizing light into the hall. Tiled floor with painted staircase with oak handrails leading off to first floor and high ceiling. Double cloaks cupboard.

Utility Room

Glazed door to rear garden. Fitted with an excellent range of base and wall units, sink, washing machine, tumble dryer. Internal door to garage.

WC

White WC with concealed cistern, wash hand basin with vanity cupboard, stainless steel heated ladder style towel rail, . Part tiled walls. Underfloor heating,

Sitting Room

Accessed via double doors and with dual aspect windows enjoying views from the side of the property across the adjoining field and to the front. Feature fire surround with marble hearth and oak mantel with dimmable lighting inset, wood burning stove. Wall mounted TV. High coved ceiling.

Dining Room

Accessed from the hall, dual aspect windows.

Breakfast Kitchen

Accessed via double doors from the hall and fitted to an excellent specification with an extensive range of cream, high gloss units with complementary black granite work surfaces and stainless steel sink and taps. Central island housing the stainless steel gas hob with extractor hood above. High spec integrated Siemens appliances including twin ovens, microwave, warming drawer, dishwasher, fridge freezer. Additional Bosch fridge. Tiled floor with underfloor heating. Bi-fold doors opening on to the rear garden

with sloping ceiling and 3 roof lights above and further 2 windows allowing ample natural light into this sunny, spacious living kitchen.

First Floor - Galleried Landing

Access to loft space. Window to rear

Bedroom One

Fitted with an excellent range of built in furniture by Hammonds comprising wardrobes and matching dressing table with roof light above. Two windows overlooking the rear garden.

Wet Room Style En-Suite Shower Room

Glazed shower area with tiled feature wall, digital shower unit with preset turn on/off for flow and temperature controls. , wash hand basin, concealed cistern WC, rain forest head shower and additional hand held attachment. Tiled floor with underfloor heating, tiled walls.

Bedroom Two

Window overlooking rear garden and two further windows overlooking the field to the side.

En-Suite Shower Room

Tiled floor with underfloor heating and part tiled walls including feature tiled wall within shower enclosure, hidden cistern WC, wash hand basin with vanity cupboard. Stainless steel heated towel rail.

Bedroom Three

Window overlooking rear garden.

En-Suite Shower Room

Tiled floor with underfloor heating part tiled walls, hidden cistern WC, wash hand basin with vanity storage unit stainless steel heated towel rail. Shower enclosure.

Bedroom Four

Window overlooking the rear.

Bedroom Five

Window overlooking the front.

Study

Fitted with built in furniture bookshelves with part glazed cupboards, window overlooking the rear garden.





House Bathroom

Panelled bath, separate shower enclosure, wash hand basin, hidden cistern WC. Tiled floor with underfloor heating, part tiled walls.

Double Garage

Double garage with personal door into the rear garden and into the utility room. Electric up and over door. Gas central heating boiler.

Outside Front/ Driveway

The entrance to the drive is approached via a powered oak sliding gate with secure entry keypad. Separate oak pedestrian side gate. Stone wall with wrought iron railing border this area.

Rear Garden

External power sockets and lighting inset into wall with remote control and lighting inset into step. Additional armored cable in place ready to illuminate a garden feature if required.

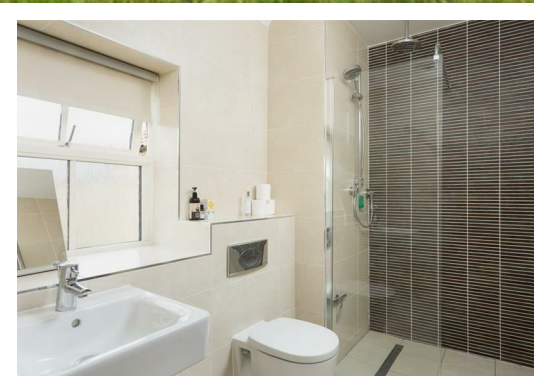
Green space

Owners comments Regarding the surrounding c.3 acre field:

The field around the house (which were the playing fields for the old school our house now sits on) had a N1 Greenspace allocation and was transferred from Shepherd homes (the developer) to Leeds City Council who then transferred to the local Clifford Parish council by way of a 99 year lease at a peppercorn rent as part of the agreement. The lease was subject to a user clause with an obligation on the Parish Council to keep the land as Greenspace.

The use of this land is limited to quiet, outdoor recreational use.

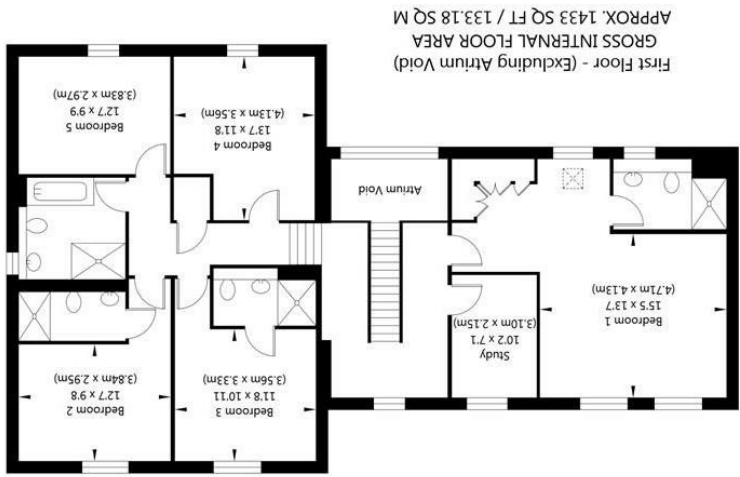
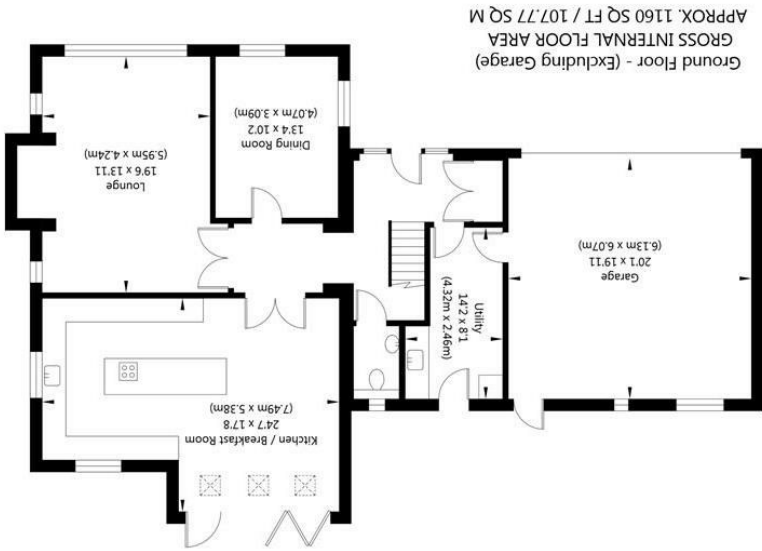
When I bought the house I made my own enquiries and was advised that this land was about as protected as you can get.





Fieldview is found to the head of a private cul de sac (St Edwards Wood) which in turn is found off the High Street on the eastern side of Clifford between Chapel Lane and Cinder Lane. Agents board outside.

Directions



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2593 SQ FT / 240.95 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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