



## Kestrel Close, Guide Price £450,000 to £465,000

- Parking: Driveway for up to 7 standard cars or 4- 5 larger vehicles, plus a new detached garage measuring 19' x 10' (5.79m x 3.05m)
- Living Areas: Open-plan kitchen/diner (15'3" x 20'11" / 4.65m x 6.38m) featuring quartz worktops, granite tiles, underfloor heating, and a Velux-lit family room
- Utility: Space for washing machine and



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## About the property

Welcome to the TARDIS House—deceptively spacious and full of surprises. From the outside, this home may appear modest, but step inside & you'll be amazed by the space and versatility it offers. Known as "TARDIS," from Doctor Who this home has been a much-loved family home for 22 years & relocating to be closer to their grandchildren. The front of the property features a newly rendered exterior, raised flower bed, & a driveway with space for up to 7 standard cars & a newly built detached garage. Inside, the hallway includes a coat/shoe cupboard. A light-filled double bedroom sits at the front, alongside a spacious living room & a family bathroom with jacuzzi bath & shower. To the rear, a modern kitchen/diner flows into a bright extension with Velux windows & a dining/family area. A utility space offers room for appliances, pantry storage, & even a drinks bar. The converted garage now serves as Bedroom 2 with an adjacent shower room, offering great potential for a self-contained annexe. Upstairs are 3 generous bedrooms, including two with en suites and underfloor heating. Planning permission is in place to open the landing for added light & space. Recent upgrades include a rear extension, garage conversion, two new ensuite, new roofs, windows, flooring & full redecoration. The stylish Howden's Dove Grey kitchen features Black Galaxy quartz worktops, granite floor tiles, double oven, breakfast bar, and ample storage. The landscaped rear garden completed this year is perfect.



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## Accommodation

### Living Room

16' 2" x 11' 6" ( 4.93m x 3.51m )

### Family Bathroom

7' 3" x 5' 9" ( 2.21m x 1.75m )

### Kitchen

15' 3" x 20' 11" ( 4.65m x 6.38m )

Max Measurements

### Dining Room

10' x 14' ( 3.05m x 4.27m )

### Downstairs Shower Room

6' 6" x 4' 11" ( 1.98m x 1.50m )

### Garage

19' x 10' ( 5.79m x 3.05m )

### Bedroom 1

17' 5" x 8' 10" ( 5.31m x 2.69m )

### Bedroom 2

16' 5" x 7' 8" ( 5.00m x 2.34m )

### Bedroom 3

12' 3" x 11' 1" ( 3.73m x 3.38m )

### Bedroom 4

11' 9" x 11' 9" ( 3.58m x 3.58m )

Max Measurements

### Bedroom 5

12' 2" x 8' 10" ( 3.71m x 2.69m )

Max Measurements

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## Floorplan



## Important Information

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