



136 Kestrel Road
Priors Hall Park, NN17 5FP



Simpson West

Perfectly situated within the much sought after Priors Hall Park, and being ideally positioned close to an array of local amenities including shops, primary/secondary schools, and children's play parks, this well presented THREE/FOUR BEDROOMED three storey family home must be seen internally if it is to be truly appreciated. Priors Hall Park is set within nine hundred acres of parkland and Park is the perfect location for families looking to relocate, those looking for a scenic retreat, or simply anyone looking for a modern style of living. This rarely available family home provides highly spacious and flexible living accommodation over three floors with accommodation to include a reception hall with two storage cupboards, cloakroom/WC, a highly versatile bedroom four/family room study and utility room. The first floor enjoys an airy, good sized living room with a balcony being the perfect setting to enjoy the pleasant views on offer, a fitted kitchen/dining room which boasts integrated appliances and there is also a cloakroom/WC. The second floor leads with the landing to three further bedrooms with the master enjoying en-suite facilities, there is also a family bathroom. Outside, there is an attractive enclosed frontage with the rear gardens being designed with easy maintenance in mind and are complimented by a patio area and a variety of shrubs and bushes set to gravelled areas. A garden gate provide access to the OFF-ROAD PARKING for TWO VEHICLES set beneath a CAR PORT. An early visit is highly advised!

Energy Rating B. Council Tax Band D. Priors Hall Urban and Civic Charges Apply - £278 per annum.

£295,000



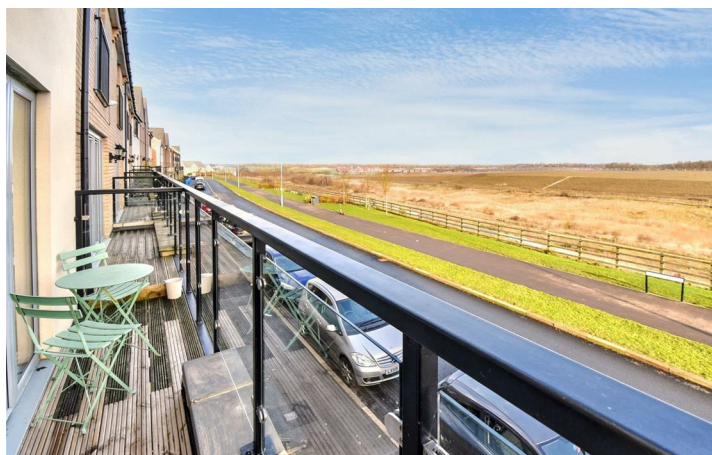
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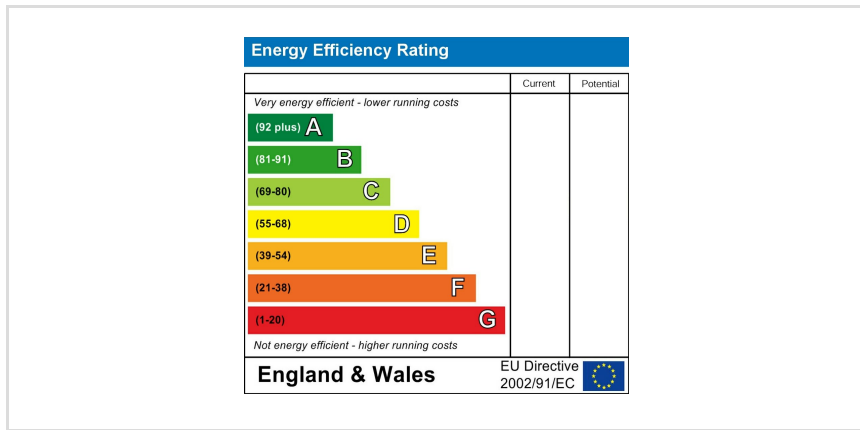


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Floor plan not to scale - for guidance purposes only.
 Floor plan created by Simpson West for their use.
 Plan produced using PlanUp.



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