



WESTWOODLEBER

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LET US GUIDE YOU HOME

Elmer Close, Hoddeson, EN11 8FS  
£950,000



## Elmer Close, Hoddeson, EN11 8FS

Westwood Leber are delighted to bring to the market this recently built five bedroom detached house perfectly positioned on this beautiful development in Hoddeson with stunning design and attention to detail, this property offers stylish modern living at its finest. The house comes with a NHBC warranty, providing reassurance and peace of mind to any homeowner.

Upon entering, you are greeted by an impressive entrance hall that sets the tone for the rest of the house. The ground floor boasts three reception rooms, including a spacious family/dining room, a comfortable lounge, and a kitchen/ breakfast room. The kitchen is equipped with high specification appliances and offers ample space for cooking and entertaining. There is also a utility room and a convenient ground floor cloakroom.

Upstairs, the master bedroom is a true sanctuary, complete with a superb dressing room and en-suite shower room. The three additional bedrooms provide plenty of space for a growing family or guests. The family bathroom is beautifully designed and offers a relaxing place to unwind. The top floor, offers a further two bedrooms and a separate shower room.

The property benefits from double glazed windows and gas central heating, ensuring warmth and comfort throughout the year. There is also a detached double garage and off-street parking, making this property even more desirable.

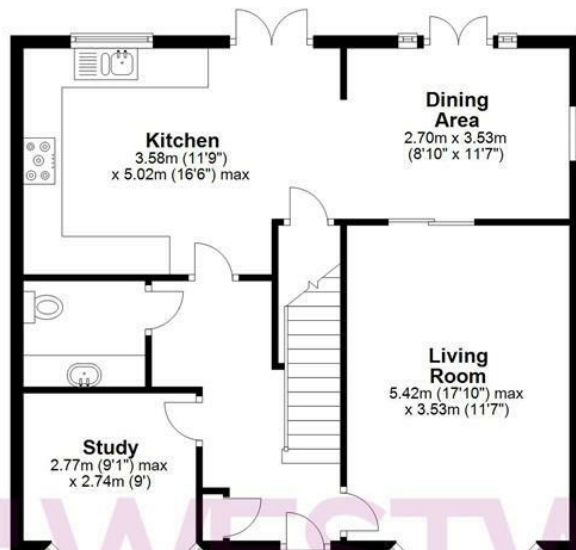
Situated just off the A10, this house is conveniently located for both travel and local amenities. The development is set to bring a new primary school, play areas, and sports facilities to the area, making it an ideal choice for families. Internal viewing is highly recommended!



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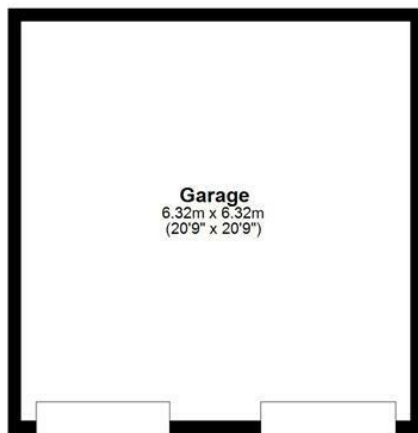
### Ground Floor

Approx. 69.6 sq. metres (749.3 sq. feet)



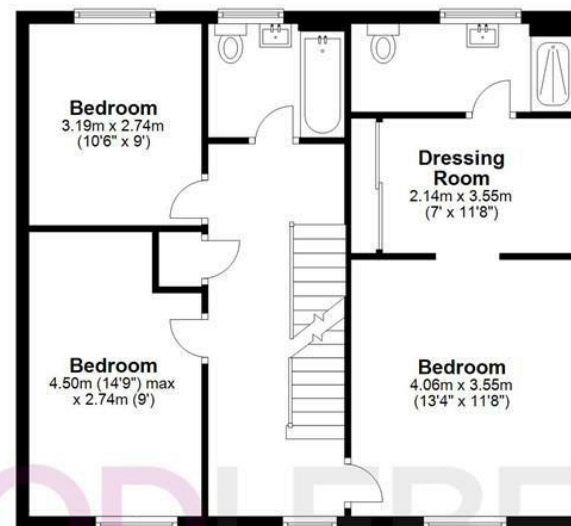
### Double Garage

Approx. 40.0 sq. metres (430.5 sq. feet)



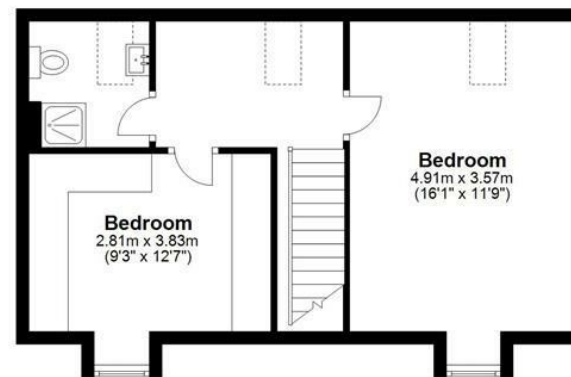
### First Floor

Approx. 67.5 sq. metres (726.0 sq. feet)



### Second Floor

Approx. 43.4 sq. metres (467.0 sq. feet)



Total area: approx. 220.4 sq. metres (2372.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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