



## 3 Flatts Close , Ibstock, LE67 6PJ £430,000

Modern family 4 Bedroom Extended Detached Home in Ibstock Village offering a sought-after cul-de-sac position exceptional space, contemporary living and beautiful outdoor entertaining.

### Property Overview

Discover this exceptional extended detached family home, thoughtfully positioned at the end of a quiet cul-de-sac within one of Ibstock's most desirable residential developments. This beautifully presented property seamlessly combines modern family living with sophisticated design, featuring contemporary neutral décor and quality oak doors throughout that create an immediate sense of warmth and refinement. The generous accommodation flows effortlessly across both levels, beginning with an impressive entrance hallway that sets the tone for the quality within.

The ground floor has been cleverly designed to maximise both space and functionality, offering a versatile play room or snug perfect for young families, alongside a generous lounge enhanced by an elegant bay window that floods the space with natural light. The heart of the home lies in the stunning open-plan kitchen and dining area, where modern grey shaker units topped with luxurious quartz work surfaces create a sophisticated cooking environment complete with integrated appliances. This exceptional space flows seamlessly into a second reception room featuring bi-fold doors and a characterful log burner, creating the perfect entertaining space that extends beautifully into the garden during the warmer months.

### Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.

- Prime cul-de-sac position - Peaceful end-of-road location on highly sought-after family estate with minimal through traffic ensuring safety and tranquility
- Exceptional entertaining spaces - Open-plan kitchen dining area flowing to second reception with bi-fold doors creating seamless indoor-outdoor living perfect for family life
- Contemporary luxury throughout - Modern neutral décor with quality oak doors, quartz worktops, and grey shaker kitchen creating sophisticated family environment
- Flexible accommodation - Four bedrooms including master suite with fitted wardrobes and en-suite, plus versatile home office space meeting modern working requirements
- Outstanding outdoor space - Large patio area ideal for entertaining, well-maintained lawn, and convenient gated side access providing excellent security and functionality



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C	75	79
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC



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