



8 Kestrel Close,
Whittington WS14 9PE

Downes & Daughters
ESTATE AGENCY

8 Kestrel Close, Whittington WS14 9PE £425,000

A rare opportunity to purchase one of the traditional detached family homes on this highly regarded estate, known locally as 'The Birds'. Having been impressively extended on the ground floor and offered for sale with no onward chain, this charming home also falls within the King Edward's catchment area and benefits from a south facing rear garden. The extended nature of the property now offers wonderfully flexible accommodation, extending to nearly 1,500 square feet, with double doors linking reception and kitchen spaces, giving a wonderful 'semi-open plan' modern feel. Currently comprising:

Entrance hallway with guest cloakroom, living room opening in to a formal dining room with double doors then leading to both the extended kitchen and conservatory. The first floor boasts a bright gallery landing, three good size bedrooms, all with built in wardrobes, and a luxury bathroom with corner bath and separate shower. Externally there is a secluded, south facing rear garden with raised sun terrace, neat lawned fore garden, private driveway, car port and single garage.

This home really does need to be viewed to appreciate the spacious, free flowing, accommodation on offer. Please form an orderly queue.

GROUND FLOOR

Spacious Entrance Hallway With Storage Cupboard • Guest Cloakroom • Living Room Opening In To A Formal Dining Area • Double Door Opening To Extended Kitchen With Granite Worksurface • Conservatory With Access To Rear Garden

FIRST FLOOR

Gallery Landing With Airing Cupboard • Bedroom One (built in wardrobe) • Bedroom Two (built in wardrobe) • Bedroom Three (built in wardrobe) • Luxury Bathroom With Corner Bath & Separate Shower

OUTSIDE

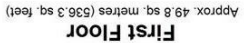
Neatly Presented Fore Garden With Manicured Lawn & Bin Store • Private Driveway Offering 'Side By Side' Parking • Car Port • Single Garage With Access To Garden • South Facing Rear Garden • Shaped Lawn • Raised Patio Sun Terrace • Established Borders & Fenced Boundaries • Ornamental Pond

FURTHER INFORMATION

Freehold • Council Tax Band ? • Energy Rating D • Gas Central Heating • Upvc Double Glazing • King Edward's Catchment Area • All Mains Services • No Onward Chain







Total area: approx. 137.0 sq. metres (1474.1 sq. feet)

Environmental Impact (CO ₂) Rating	
<p>Very ecofriendly country - lower CO₂ emissions</p> <p>(12.24)</p> <p>A</p> <p>(11.91)</p> <p>B</p> <p>(10.40)</p> <p>C</p> <p>(9.54)</p> <p>D</p> <p>(8.58)</p> <p>E</p> <p>(7.38)</p> <p>F</p> <p>(4.78)</p> <p>G</p>	<p>EU Directive 2002/91/EC</p> <p>Country</p> <p>77</p> <p>66</p>
<p>Very energy efficient - higher ranking costs</p> <p>(12.24)</p> <p>A</p> <p>(11.91)</p> <p>B</p> <p>(10.40)</p> <p>C</p> <p>(9.54)</p> <p>D</p> <p>(8.58)</p> <p>E</p> <p>(7.38)</p> <p>F</p> <p>(4.78)</p> <p>G</p>	<p>EU Directive 2002/91/EC</p> <p>Country</p> <p>77</p> <p>66</p>