



*Kestrel Close*

*Kings Clipstone*



£270,000

**Chadwells**  
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*Open Plan Living...*

*Kestrel Close*



# *Welcome*

Situated on an exclusive development of two and three bedroom bungalows built to the highest of standards this two bedroom detached bungalow sits close to local amenities and transport links. Internally this plot benefits from open plan living space, two well proportioned bedrooms with the master benefitting from a modern En-suite. Viewings are a must to appreciate the space this property has to offer.



# Step inside...

## **Entrance Hall**

Accessed through a composite door to the side aspect and having Quickstep laminate flooring, pendant light fitting and loft access.

## **Open Plan Kitchen/ Living Area** *17' 8" x 19' 3" (5.38m x 5.87m)*

Modern fitted kitchen comprising of wall and base units having worksurfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated appliances include washing machine, dishwasher, fridge freezer, electric oven and gas hob with extractor hood over. Bi-folding doors overlooking the rear garden, uPVC window to the side aspect, Quickstep laminate flooring, ceiling spotlights, pendant light fitting and TV point.

## **Bedroom One** *14' 10" x 10' 5" (4.51m x 3.17m)*

With carpet flooring, two uPVC windows to the front aspect, TV point and pendant light fitting.

## **Ensuite** *4' 3" x 7' 9" (1.30m x 2.35m)*

Fitted with a three piece suite comprising of shower cubicle with mains fed shower, low flush WC and sink set within a vanity unit. Obscure uPVC window to the side aspect, splashbacks to the shower, extractor fan, ceiling spotlights and Quickstep laminate flooring.

## **Bedroom Two** *11' 11" x 8' 7" (3.62m x 2.62m)*

With carpet flooring, uPVC window to the front aspect, built in wardrobe and TV point.

## **Family Bathroom** *7' 1" x 7' 3" (2.16m x 2.21m)*

Fitted with a three piece suite comprising of bath, low flush WC and hand wash basin set within a vanity unit. Storage cupboard housing boiler, obscure uPVC window to the side aspect, extractor fan, ceiling spotlights and Quickstep laminate flooring.

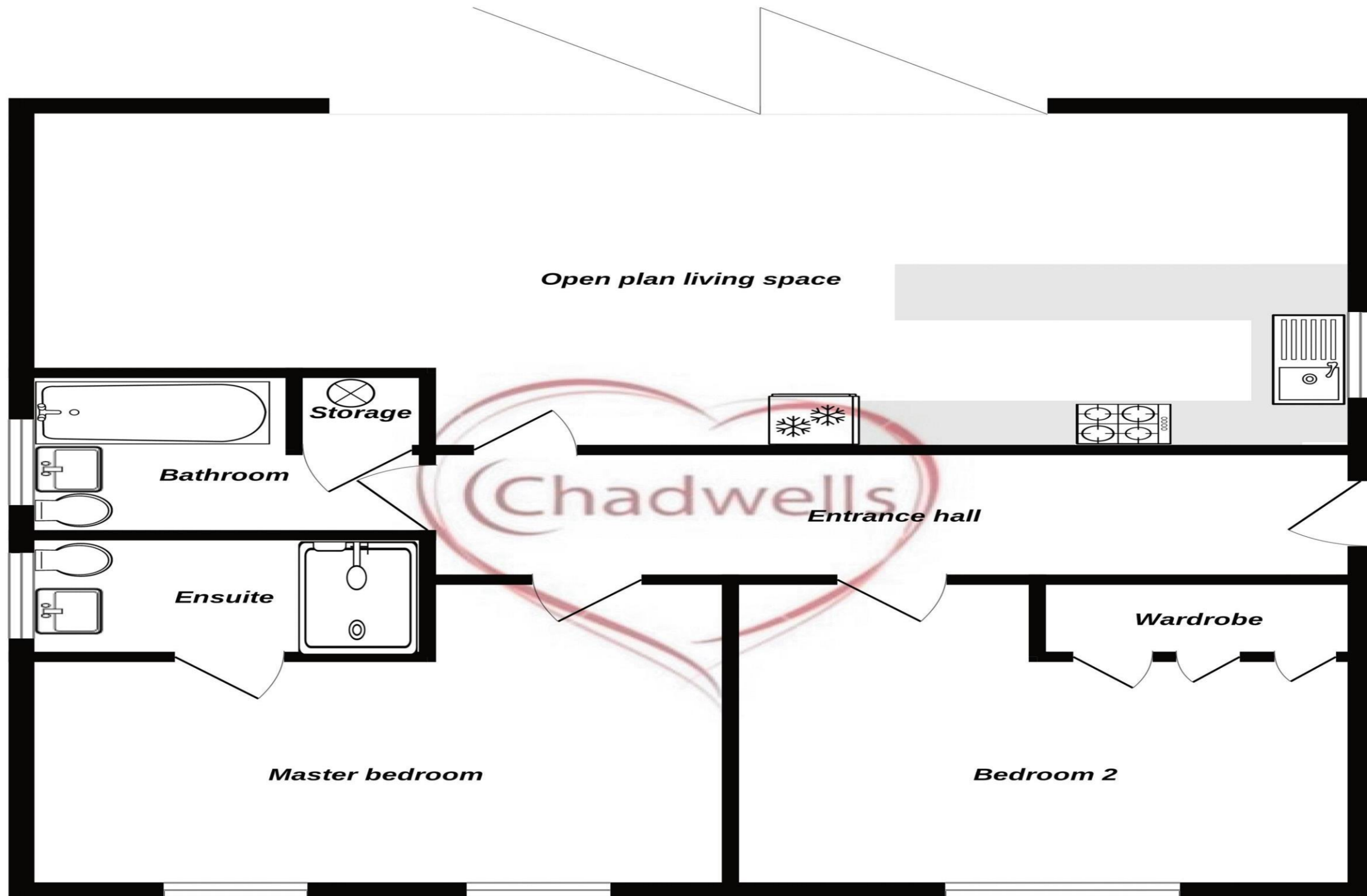
## **Externally**

to the front of the property is an array of planted shrubs with a private driveway to the side aspect allowing for ample off road parking and giving access to the detached garage. The rear garden is fully enclosed.

## **Detached Garage**

With metal up and over door and having power and lighting.

*Ground Floor*



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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