



142 Kestrel Road
Priors Hall Park, NN17 5FP



Simpson West

A beautifully presented four-bedroom family home occupying an enviable position within the highly sought-after Priors Hall Park development, enjoying attractive views over open parkland to the front.

Offering spacious and versatile accommodation arranged over three floors, this impressive home has been finished to a high standard throughout and is ideal for modern family living.

The ground floor comprises a welcoming entrance hall, cloakroom/WC, and a stunning open-plan kitchen/dining/family room featuring a range of integrated appliances and ample space for both entertaining and everyday living.

On the first floor, the generous L-shaped living room is flooded with natural light and benefits from French doors opening onto a full-width balcony overlooking the parkland. The principal bedroom is also located on this floor and features fitted wardrobes and a stylish en-suite shower room, together with an additional cloakroom/WC.

The second floor offers three further well-proportioned double bedrooms and a contemporary Jack and Jill bathroom, serving both as an en-suite to the guest bedroom and the main family bathroom.

Externally, the property benefits from an attractive frontage, whilst the landscaped rear garden provides a wonderful outdoor space with a paved seating area which leads on to a lawn and enjoys established planting, all set to well-maintained borders retained by brick walling. A further paved terrace is to the rear and is ideal for outdoor dining and entertaining.

The property also benefits from a detached garage and off-road parking for two vehicles.

Situated within easy reach of local amenities, schools, green spaces, and transport links, this exceptional home offers a fantastic opportunity for families and professionals alike. Early viewing is highly recommended to fully appreciate the space, quality, and location on offer.

Priors Hall Management charge - £288 per annum.

£299,950



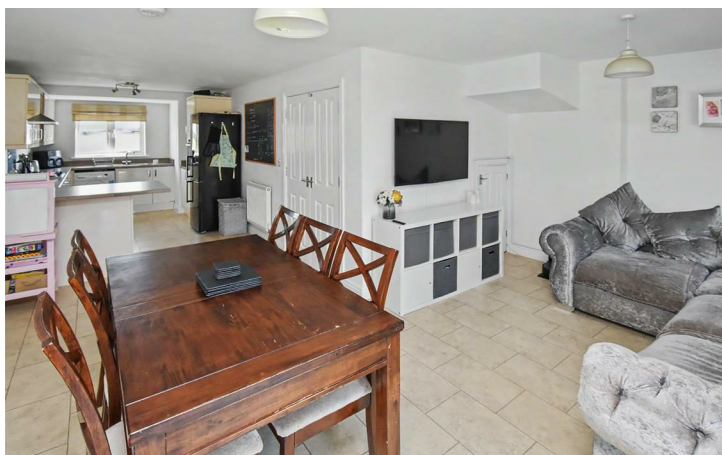
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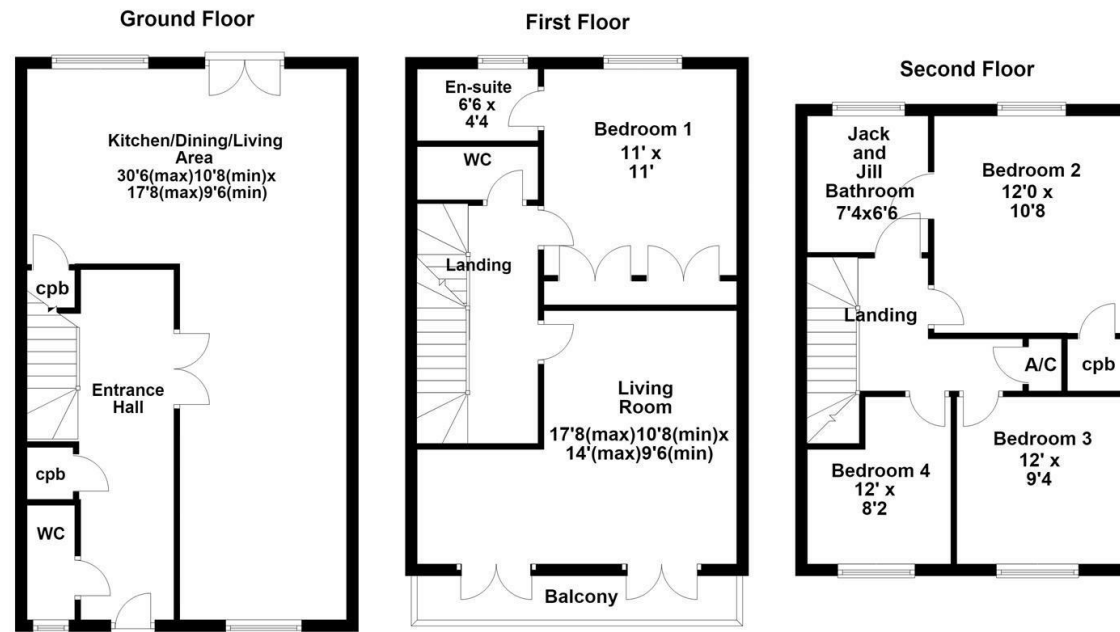


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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