



Hextall Drive, Ibstock



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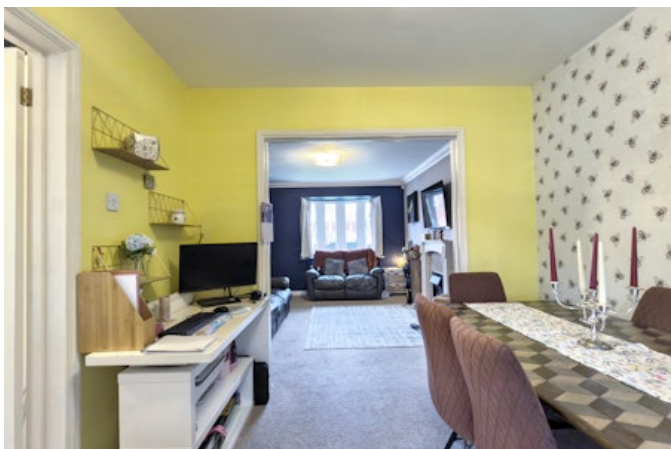
£330,000



## Key Features

- Detached Property
- Four Bedrooms
- Conservatory
- En-suite
- Fitted Kitchen
- Cul de sac Location
- EPC rating D
- Freehold





## Prime Cul-de-Sac Position - Heart of Ibstock Village

An ideal family residence situated at the end of a cul-de-sac in the popular village of Ibstock. This spacious detached property offers versatile living accommodation, including a fitted kitchen, a generous conservatory, four bedrooms, and an en-suite to the master.

### Ground Floor Accommodation

- **Entrance Hallway**  
Welcoming entrance hallway with stairs rising to the first floor and access to the principal reception rooms.
- **Lounge**  
A comfortable front-aspect lounge featuring a large feature window, an attractive fire surround with fireplace, and open access through to the separate dining room.
- **Dining Room**  
Well-proportioned dining room with patio doors opening to the conservatory, providing excellent natural light and a seamless link to outdoor entertaining space.
- **Conservatory**  
Spacious Conservatory accessed via sliding patio doors from the dining room - an ideal addition for relaxed family living or year-round use.
- **Fitted Kitchen**  
Practical and well-equipped kitchen comprising a range of wall and base units with complementary worktops, inset sink and drainer with mixer tap, built-in double oven,

four-ring hob with extractor hood over, plumbing for washing machine, integrated dishwasher, part-tiled walls, and useful under-stairs storage cupboard.

- **Rear Lobby & Downstairs WC**  
From the kitchen, a rear lobby provides access to the garage, a double-glazed external door to the rear, and a separate downstairs WC. The WC is fitted with a vanity wash basin unit, low-level WC, tiled walls, and a double-glazed window.
  - **Garage**  
Attached single garage with up-and-over door to the driveway, light connected, plus wall-mounted gas boiler.
- ### First Floor Accommodation
- **Landing**  
Landing area providing access to all four bedrooms, the family bathroom, loft access, and a useful airing cupboard.
  - **Master Bedroom (Bedroom One)**  
Spacious double bedroom to the front with built-in double wardrobe, over-stairs cupboard storage, double-glazed window, and private access to the en-suite shower room.
  - **En-Suite Shower Room**  
En-suite comprising shower cubicle, vanity wash basin unit, low-level WC, tiled walls, and double-glazed window.
  - **Bedroom Two**  
With double-glazed window to the front.
  - **Bedroom Three**









With double-glazed window to the rear.

- Bedroom Four  
With double-glazed window.

- Family Bathroom  
Contemporary family bathroom fitted with a bath with shower over, vanity wash basin unit incorporating WC, ladder-style heated towel rail, tiled walls and floor, and double-glazed window.

Outside

- Front  
Side by side driveway providing ample off-road parking, lawn garden area, and side access to the rear.

- Rear Garden  
Established rear garden featuring a lawn, full-width patio adjacent to the property, additional side patio, and a useful storage area to the side. A further rear patio offers an excellent space for outdoor entertaining and family gatherings.

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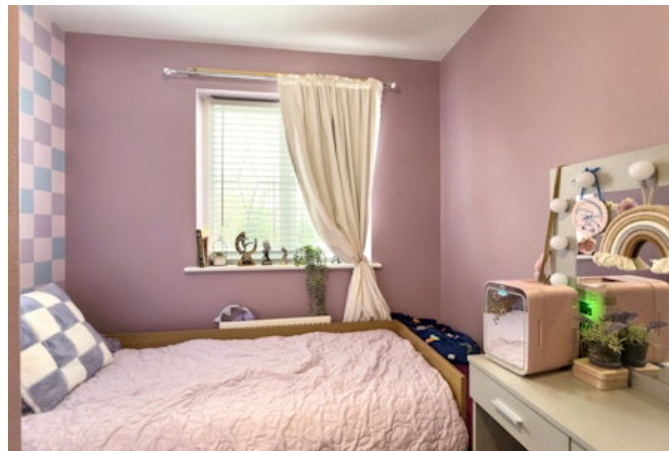
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FLOOR PLANS (if shown):- Floor plan is not to scale but meant as a guide only

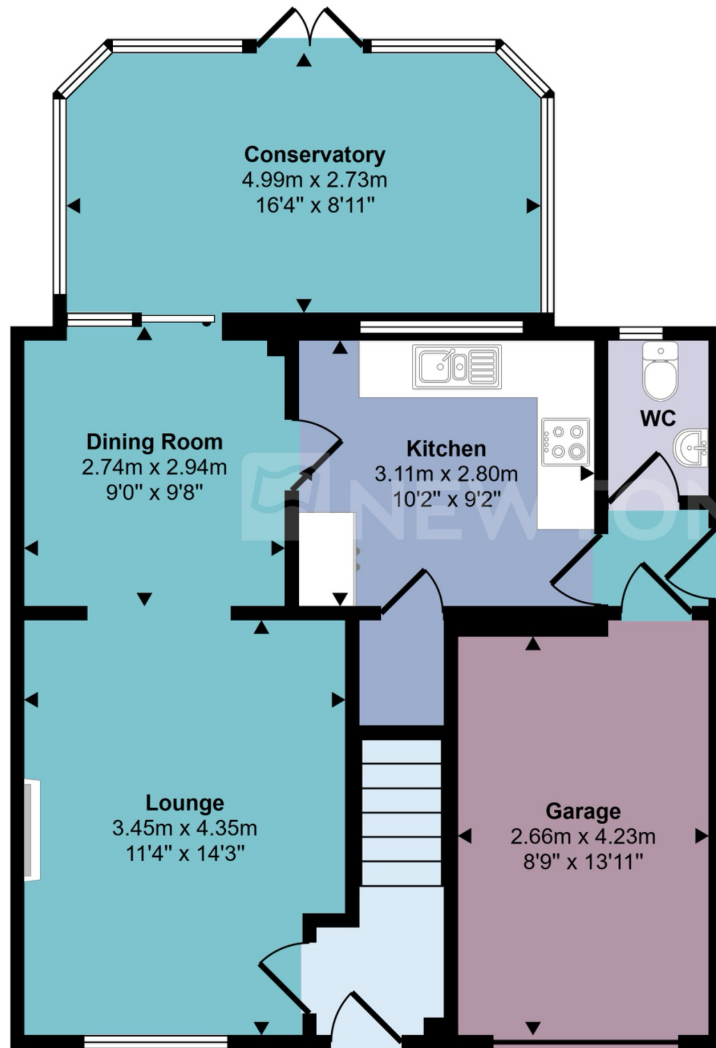






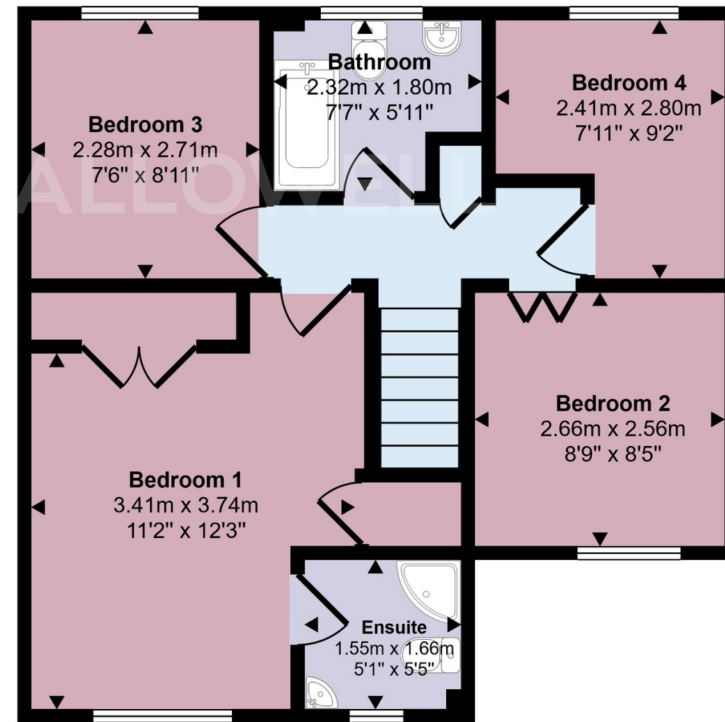


Approx Gross Internal Area  
114 sq m / 1232 sq ft



Ground Floor

Approx 68 sq m / 727 sq ft



First Floor

Approx 47 sq m / 505 sq ft

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