



## 12 Elder Close

Newhall, Swadlincote, DE11 0GR

**£385,000**

A beautifully presented four-bedroom detached home, built in 2023 and finished to show-home standard throughout. With around eight years remaining on the NHBC warranty, this contemporary property offers premium fixtures, stylish interiors and a professionally landscaped garden - perfect family living.

### The Detail:

The property is entered through a welcoming entrance hallway with access to a stylish ground floor WC / Utility.

The real heart of this home is the superb open-plan living kitchen diner, a beautifully appointed space that effortlessly combines everyday family life with relaxed entertaining. Fitted with integrated appliances and finished with contemporary touches throughout, this room flows seamlessly and creates a wonderful social hub. There are double doors leading to the living room.

The first-floor landing leads to four well-proportioned bedrooms. The spacious primary bedroom benefits from a contemporary en-suite shower room, while the remaining three bedrooms are served by a beautifully appointed family bathroom, finished to the same high standard.

### 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.

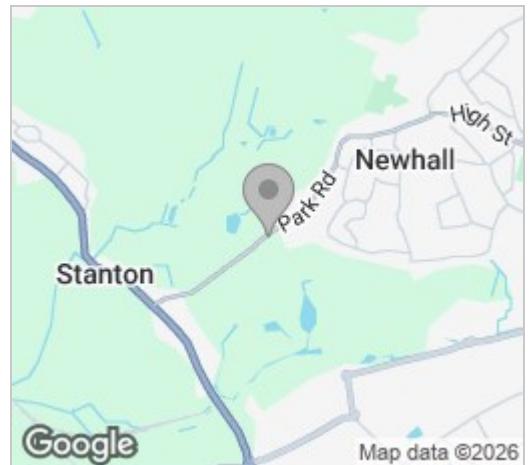
- Exceptional four-bedroom detached family home built in 2023, presented in show-home condition with approximately eight years remaining on the NHBC warranty
- Finished to an exacting standard with premium fixtures, fittings and contemporary finishes throughout, offering high-quality turnkey living
- Beautiful open-plan living kitchen diner with integrated appliances, perfect for family life and entertaining
- Additional separate reception room providing flexible space for formal living
- Principal bedroom benefits from a contemporary en-suite shower room, with three further well-proportioned bedrooms
- Beautifully appointed family bathroom finished to a high standard serving the remaining bedrooms
- Off-road parking to the side elevation plus a detached single garage for additional storage



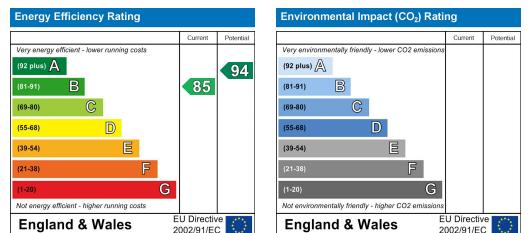
## Floor Plan



## Area Map



## Energy Efficiency Graph



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