



Cypress Close, Loughborough

£450,000 Guide Price

Bed - 4 Bath - 2 Rec - 2

Beautifully extended and thoughtfully improved, this four bedroom detached home offers the perfect balance of contemporary family living and everyday practicality. At its heart is a stunning open plan kitchen and dining room that flows effortlessly into an exceptional garden room, where underfloor heating, a dramatic roof lantern and full width bi-fold doors create a bright, inviting space that feels connected to the garden throughout the seasons.

- Beautifully extended detached family home
- Light filled garden room opening seamlessly onto the garden
- Contemporary open plan kitchen designed for family living
- Recently refitted en suite to the principal bedroom
- Flexible living spaces for entertaining, working and relaxing
- Private rear garden with insulated garden building
- Driveway parking and EV charging point
- Thoughtfully upgraded throughout and ready to move straight into

Tenure - Freehold

Council Tax Band - E



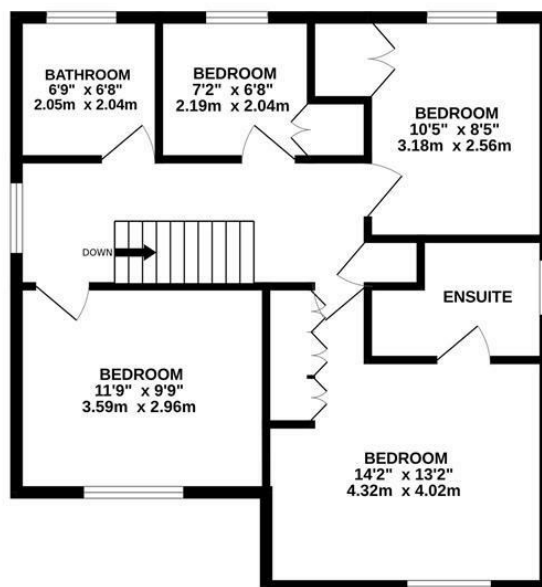
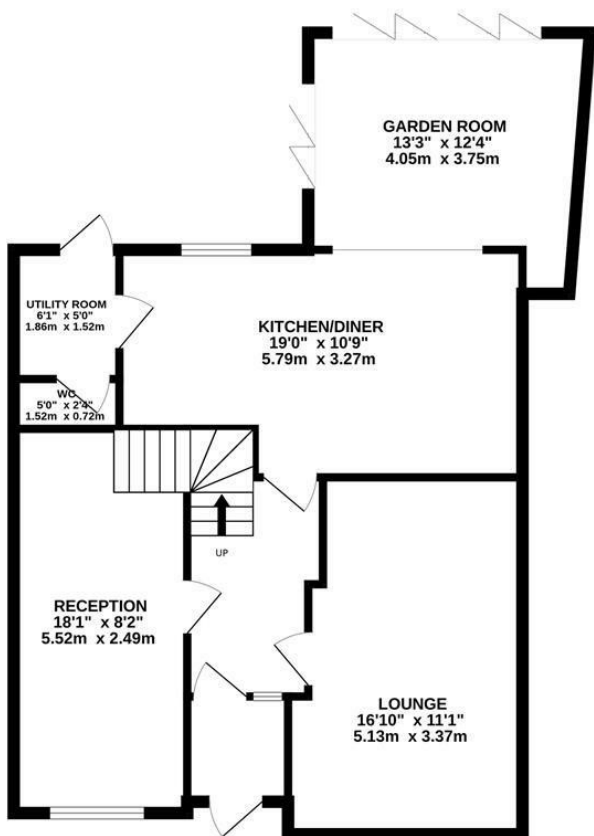
Energy Efficiency Rating		Current	Target
Overall Energy Efficiency Rating	A	73	81
Heating	B	73	81
Water	C	73	81
Lighting	D	73	81
Walls	E	73	81
Floors	F	73	81
Roof	G	73	81

England & Wales



GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.

1ST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1400 sq.ft. (130.0 sq.m.) approx.

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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