



12 Elder Close

Newhall, Swadlincote, DE11 0GR

£375,000

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.

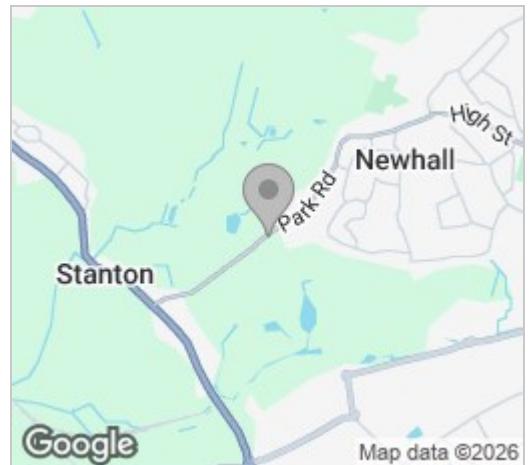
- Exceptional four-bedroom detached family home built in 2023, presented in show-home condition with approximately eight years remaining on the NHBC warranty
- Finished to an exacting standard with premium fixtures, fittings and contemporary finishes throughout, offering high-quality turnkey living
- 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



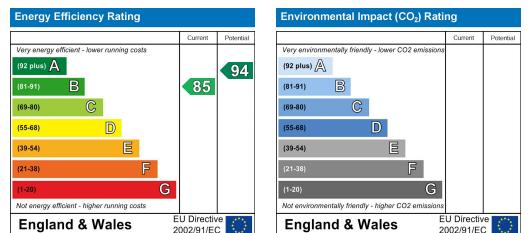
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

44 High Street, Kibworth, Leicester, Leicestershire, LE8 0HQ
Tel: 0116 2796161 **Email:** kibworth@berkleyestates.co.uk **berkleyestates.co.uk**