



**Pool Close, Anstey, Leicester, LE7 7WL**

**Offers over £399,950**

**Freehold**

**Taylor's**

Est. 1992



NO ONWARD CHAIN

Modern four bedroom home

Two reception rooms

Downstairs WC

Off-road parking and garage

Enclosed rear garden

En-suite to master bedroom

Please contact Taylors to arrange your visit



#### Property description

**Kitchen/diner** 22'0" x 12'4" (6.71m x 3.76m)

**Reception room** 16'7" x 11'3" (5.05m x 3.43m)

**Study** 11'3" x 5'8" (3.43m x 1.73m)

**Master bedroom** 14'0" x 12'4" (4.27m x 3.76m)

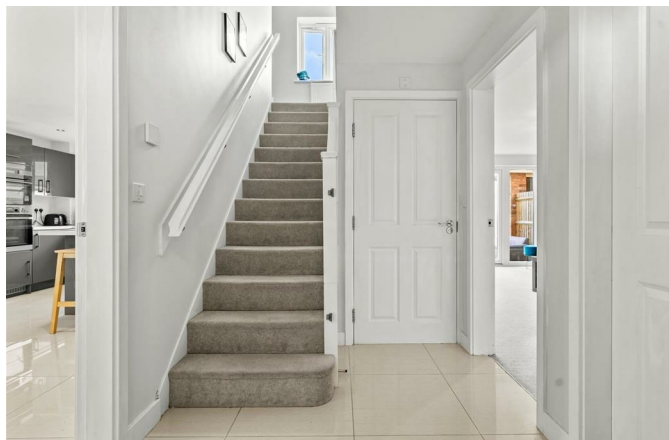
#### Ensuite

**Family bathroom** 9'0 x 5'8 (2.74m x 1.73m)

**Bedroom two** 12'1" x 11'1" (3.69 x 3.4)

**Bedroom three** 11'4" x 9'4" (3.46 x 2.86)

**Bedroom four** 9'4 x 8'3 (2.84m x 2.51m)



Modern four bedroom executive home | Two reception rooms | Spacious kitchen/diner | Enclosed rear garden | Off-road parking and garage | Available with no onward chain | Please contact Taylors to arrange your visit

Poole Close presents an exceptional opportunity for those seeking a comfortable and stylish residence in Anstey. This four-bedroom detached home seamlessly combines modern aesthetics with practical features, making it an ideal choice for a growing family or individuals who appreciate spacious living. Situated in a quiet and desirable neighbourhood,

the property boasts off-road parking, ensuring convenience and accessibility for residents and their guests.

Upon entering Poole Close, one is immediately struck by the contemporary décor that pervades the entire residence. The interior spaces have been thoughtfully designed to create a harmonious blend of functionality and elegance. The two reception rooms provide versatile spaces for entertaining, relaxation, or even a home office setup, catering to the diverse needs of modern living. Natural light floods through large windows, enhancing

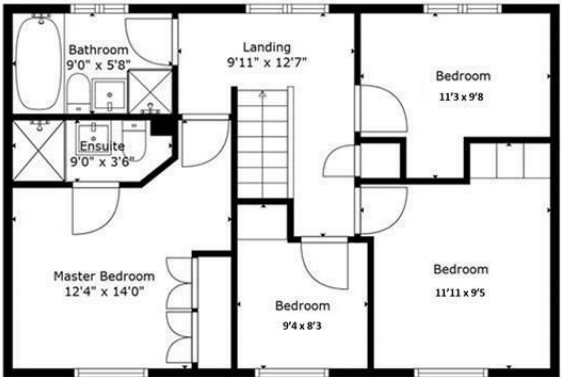
the sense of openness and creating a warm, inviting atmosphere.

The enclosed garden is a private sanctuary, offering a secure and tranquil outdoor space for residents to enjoy. Whether it's a summer barbecue, a quiet afternoon with a book, or a play area for children, the garden adds an invaluable extension to the living space. Poole Close is not just a house; it's a home that combines contemporary living with the comforts of suburban tranquillity, making it a delightful prospect for those seeking a well-appointed residence in Anstey.

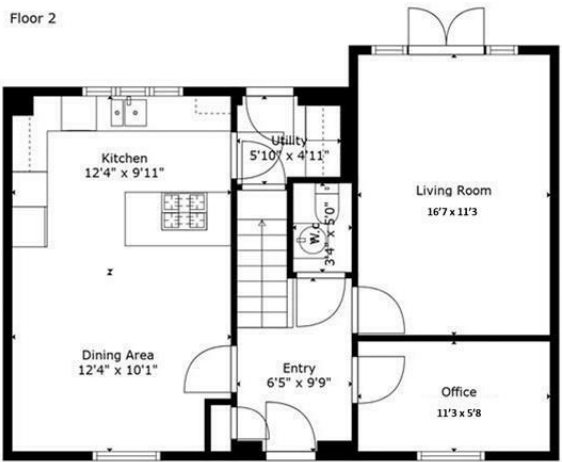








Floor 2



Floor 1

GROSS INTERNAL AREA  
 FLOOR 1: 635 sq. ft, FLOOR 2: 635 sq. ft  
 TOTAL: 1270 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.