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4 Birch Close, Loughborough, LE11 2TF

£520,000

An impressive and beautifully presented four-bedroom detached family home, occupying a desirable cul-de-sac position on the sought-after Fairmeadows Estate, offering spacious and versatile accommodation including a generous lounge, study, superb kitchen/diner, conservatory, utility room and en-suite to the principal bedroom. Further benefits include a landscaped rear garden with excellent entertaining space, driveway parking for three vehicles and convenient access to highly regarded local schools, amenities and excellent transport links.

Summary

An outstanding opportunity to acquire this beautifully presented and significantly extended four-bedroom detached family residence, ideally positioned within a peaceful cul-de-sac on the highly regarded Fairmeadows Estate in Loughborough. Offering an impressive blend of generous living space, stylish presentation and practical versatility, this exceptional home has been thoughtfully enhanced to create a superb environment for modern family life.

Upon entering, a welcoming reception hallway sets the tone for the spacious accommodation that unfolds throughout. The elegant, bay-fronted living room provides a particularly inviting setting for relaxation, with excellent natural light and ample space for family gatherings. A separate study offers valuable flexibility, perfectly suited to home working, a playroom or an additional reception space.

The heart of the home is undoubtedly the impressive kitchen and dining room, providing an excellent space for both everyday family living and entertaining. The generous proportions offer considerable scope for dining and socialising, with a seamless connection to the adjoining conservatory. This delightful additional reception area enjoys an abundance of natural light and creates a wonderful space from which to enjoy views of the rear garden throughout the seasons. Further enhancing the practicality of the ground floor are a separate utility room and a conveniently positioned cloakroom/WC.

The first floor continues to impress, offering four well-proportioned bedrooms, each providing comfortable accommodation for family members and guests alike. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom. A central landing provides access to all rooms, with the overall layout offering an excellent balance of privacy and practicality.

Externally, the property enjoys attractive kerb appeal, with a private driveway providing off-road parking for up to three vehicles. The rear garden has been thoughtfully landscaped to create an attractive and versatile outdoor environment, ideal for entertaining, family enjoyment and quieter moments of relaxation. Featuring an extensive decked seating area, dedicated barbecue and entertaining space, generous lawn and established planted borders, the garden offers an appealing combination of formal and informal outdoor living. Gated side access and a useful storage shed further complement the external space.

Further benefits include gas-fired central heating and double glazing throughout.

The location is a particular highlight, with Birch Close enjoying a convenient position within the popular Fairmeadows area of Loughborough. Families will appreciate the proximity to Outwoods Edge Primary School and Woodbrook Vale School, whilst a selection of local amenities, green spaces and picturesque woodland walks are also within easy reach. Loughborough town centre provides a wider range of shopping, leisure and dining facilities.

For commuters, Loughborough railway station offers regular services to Leicester, Nottingham, Derby and London St Pancras, whilst the nearby M1 motorway, accessible via Junction 23, provides excellent regional and national connectivity. East Midlands Airport is also conveniently accessible, with local bus services offering additional transport options.

Combining substantial and versatile accommodation, attractive presentation and an enviable residential setting, this impressive detached home represents an ideal opportunity for discerning purchasers seeking a property capable of accommodating the demands of contemporary family life. Early viewing is strongly recommended to fully appreciate the space, lifestyle and quality of accommodation this wonderful home has to offer.

Disclaimer

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3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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5. These particulars are issued in good faith but do

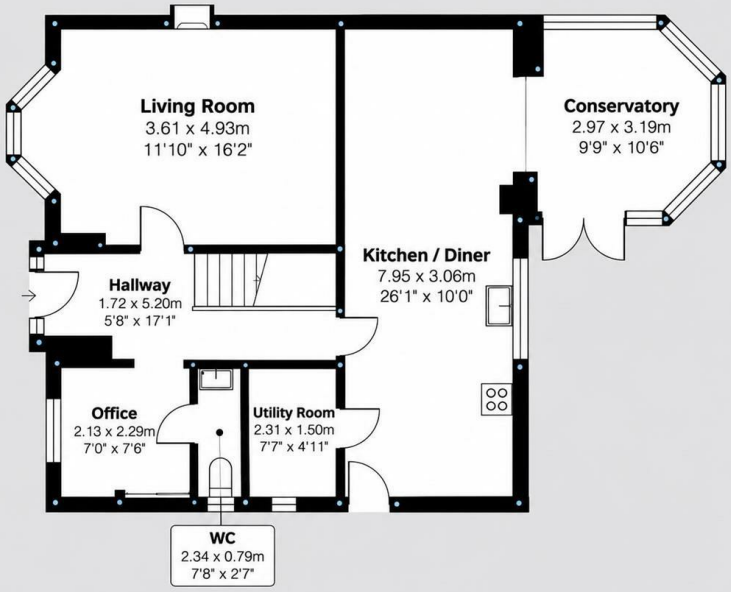
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Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

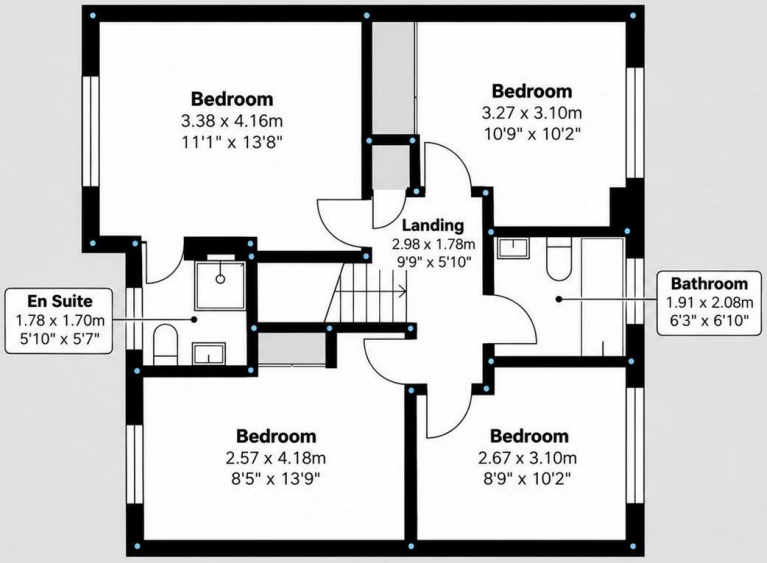
Ground Floor:



Birch Close, Loughborough
Total Internal Square Footage: 1538 sq ft

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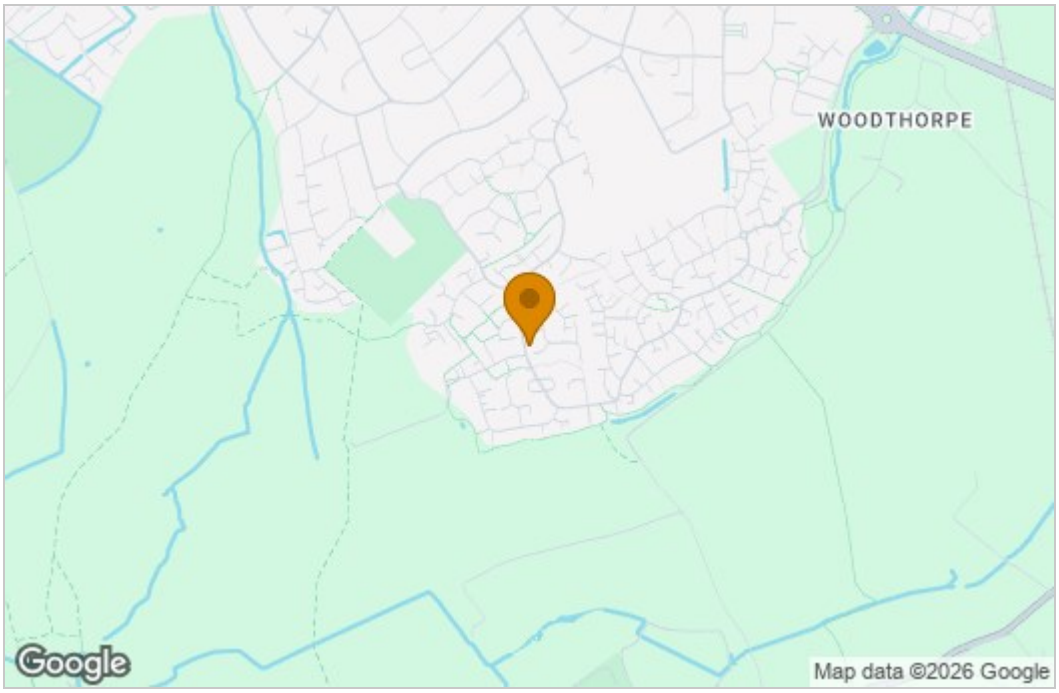
First Floor:



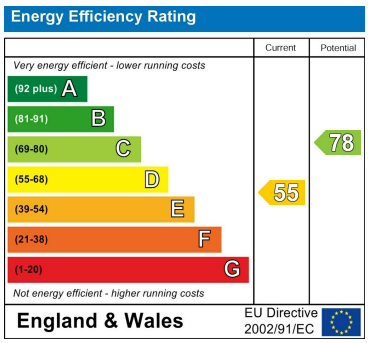
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Area Map



Energy Efficiency Graph



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