



## 23 Kestrel Drive, Mexborough, S64 9SR

Perfectly located in a peaceful cul-de-sac on Kestrel Drive, Mexborough, this charming and modern 4-bedroom family home offers plenty of space for a growing family.

The property features two inviting reception rooms and four bedrooms. The master bedroom comes with its own ensuite, while the second bedroom offers the potential to add an additional ensuite or be transformed into a stylish walk-in wardrobe.

The sleek and contemporary bathroom is beautifully tiled and boasts a stunning freestanding roll-top bath, adding a touch of luxury to the space.

The current owner has recently added a rear extension, providing additional reception space and enhancing the home's versatility. This leads to a lawned outdoor space and a raised decked patio area, perfect for outdoor seating and entertaining.

To truly appreciate the space and value of this home viewings are highly recommended.

**£175,000**

- **\*\* GUIDE PRICE £175,000 - £185,000 \*\***
- **\*\* Unique & Modern Family Home \*\***
- **4 Bedrooms**
- **Ensuite to Master**
- **Beautiful Modern Bathroom**
- **Extension to Rear**
- **Garage & Allocated Parking**
- **Quiet Cul-de-sac Location**
- **Close to schools and local amenities**
- **\*\* Viewings are highly recommended \*\***



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	