

Mark
Webster
estate agents



Mill View Gardens AUSTREY



Mill View Gardens
Austrey
£479,950

*** SHOW HOME QUALITY - HIGH SPECIFICATION HOME - STUNNING POSITION & REAR VIEWS - PICTURESQUE VILLAGE ***. Viewing is considered essential on this truly immaculate modern detached family home located on this small development just off Norton Hill in the ever desirable village of Austrey. The property is beautifully situated at the end of the development and is nicely nestled in the corner with a double width driveway to the front.

MARK WEBSTER estate agents are delighted to be able to bring to the market for sale this very impressive detached family home offering an excellent range of spacious accommodation. The heart of this stunning home is the luxury fitted kitchen/family room located to the rear of the property enjoying fantastic views with bi-folding doors that nicely link the outdoor space, ideal for entertaining. You will find the kitchen has an excellent range of high quality units with quartz work surfaces and 'NEFF' appliances. For those cosy nights you can retreat to the comfortable lounge and enjoy a roaring fire with the added benefit of a log burning stove.

Located off the first floor landing there is a large principal bedroom with fitted mirrored wardrobes, beautiful views and a luxury en-suite. There are three further good sized bedrooms and a luxury family bathroom with the added benefit of a separate shower cubicle.

The property is located in the beautiful village of Austrey. You'll find nearby schools, local shop/post office, 'The Bird in Hand' public house, delightful countryside walks and easy access to junction 11 of the M42, providing excellent motorway links.

ENTRANCE HALL

Having an attractive opaque double glazed composite style entrance door, wooden effect tiled floor with underfloor heating, stairs leading off to the first floor landing, recessed LED ceiling down lights and oak doors leading off to...

GUEST WC 6' 3" x 2' 10" (1.91m x 0.86m)

Wooden effect tiled floor with underfloor heating, low level WC with modern chrome high level push button flush, wash basin with useful vanity storage beneath, recessed LED ceiling down lights.

DELIGHTFUL LOUNGE 16' 4" x 11' 7" (4.98m x 3.53m)

Two double glazed windows to front aspect, carpeted floor with underfloor heating, stunning feature fireplace having an inset cast iron log burning stove with decorative wooden effect beamed mantle and slate hearth, centre ceiling light and outer edge recessed LED ceiling down lights.

KITCHEN/DINING/FAMILY ROOM 22' 8" x 13' 3" maximum (6.91m x 4.04m)

An excellent large living space having double glazed bi-folding doors giving direct access to the rear garden, double glazed window to rear aspect, wooden effect tiled floor with underfloor heating, recessed LED ceiling down lights, extensive range of modern high quality matt finish kitchen units with integrated handles, quartz work surfaces with matching up stands and window sill, recessed composite sink, large centre island having matt blue doors to the kitchen units and breakfast bar overhang, quartz work top to the centre island with waterfall sides, eye level stainless steel 'NEFF' slide and hide electric oven, matching stainless steel 'NEFF' microwave combi, integrated 'NEFF' 70/30 fridge freezer, built in 'NEFF' dishwasher, CDA wine cooler, 'NEFF' induction hob with a ceiling suspended 'NEFF' extractor hood.

UTILITY ROOM 7' 5" x 4' 10" (2.26m x 1.47m)

Having an opaque double glazed composite style entrance door, wooden effect tiled floor with underfloor heating, tall larder style unit, quartz work surface, space and plumbing for a washing machine, space for a tumble dryer, eye level unit housing the wall mounted Baxi central heating boiler.

FIRST FLOOR LANDING

Double glazed window to side aspect, recessed LED ceiling down lights, access to the roof storage space, oak door to the airing cupboard and further oak doors leading off to..



BEDROOM ONE 9' 1" x 12' 4" to the fitted wardrobes (2.77m x 3.76m)

Double glazed window to rear aspect with superb views, single panelled radiator, full width fitted wardrobes with black frames and mirrored fronted sliding doors, oak door to...

LUXURY EN-SUITE 8' 10" x 3' 9" (2.69m x 1.14m)

Opaque double glazed window to side aspect, chrome towel radiator, recessed LED ceiling down lights, low level WC with modern high level push button flush, wall mounted wash basin with useful vanity storage drawer beneath, good sized fully tiled shower cubicle having a rainfall shower.

BEDROOM TWO 12' 2" x 8' 8" (3.71m x 2.64m)

Two double glazed windows to front aspect and a single panelled radiator.

BEDROOM THREE 10' 8" x 8' 8" (3.25m x 2.64m)

Double glazed window to rear aspect and a single panelled radiator.

BEDROOM FOUR 14' 3" x 10' 3" maximum (4.34m x 3.12m)

(Average width is 7'0") Double glazed window to front aspect and a tall column style radiator.

LUXURY FAMILY BATHROOM 8' 10" x 5' 7" (2.69m x 1.7m)

Opaque double glazed window to side aspect, recessed LED ceiling down lights, tall chrome towel radiator, low level WC with modern high level push button flush, wall mounted wash basin with useful vanity storage drawer beneath, double ended bath with waterfall tap and handheld mixer shower head, marble effect tiled shower cubicle having a rainfall style shower, useful shaver connection point and Herringbone style tiling to half height and splash backs.

TO THE EXTERIOR

The property is nicely situated at the end of this small development and it nestled in the corner having a private position with stunning views. There is side by side parking, access to the single garage, side gated access to the rear garden and a canopy porch entrance. The rear garden benefits from uninterrupted views over the adjoining farmland, full width patio area, lawn, raised side planted border, useful fenced area to the side of the property being ideal for a dog run, gated access to either side of the property and fenced boundaries.

GARAGE 10' 0" x 19' 0" (3.05m x 5.79m)

Having an up and over door, power and light

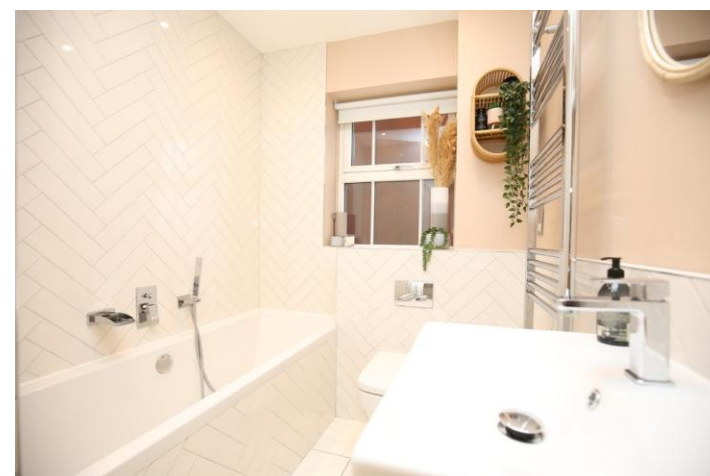
FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed by the Vendor that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band E. (This information is provided from the Council Tax Valuation List Website).

SERVICE CHARGE: We have been informed by the current owners that there is a service charge of approximately £350.00 per annum.



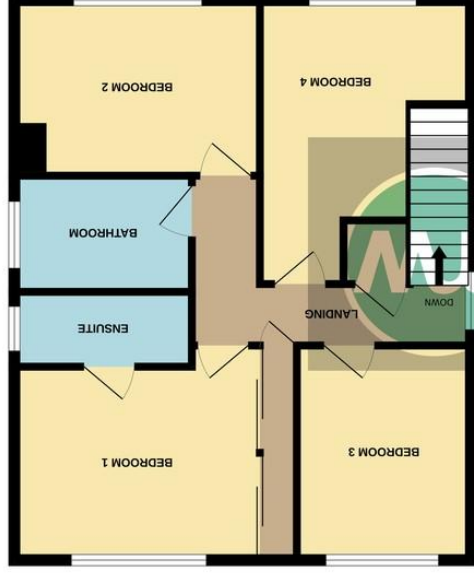
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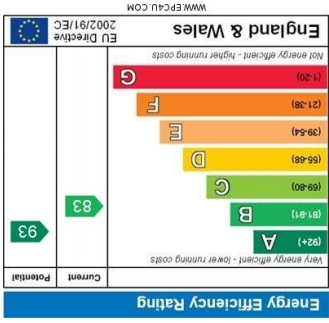
GROUND FLOOR (621 sq.ft. (57.7 sq.m.) approx.)



1ST FLOOR (625 sq.ft. (58.0 sq.m.) approx.)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items the appearance and no responsibility is taken for any 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 operating efficiency can be given.
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TOTAL FLOOR AREA : 1246 sq.ft. (115.8 sq.m.) approx.



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