

# Mill Hill Wood Way

Ibstock, LE67 6QB

John German





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£360,000

Stylish double fronted modern family home, superbly positioned on the edge of the development, just across from Sense Valley Country Park. It boasts four great bedrooms, two bathrooms, sitting room, guest cloakroom, study, full depth living/dining kitchen and landscaped garden to rear.



This gorgeous home has an enviable position right on the edge of this popular development, literally across the road from Sense Valley Country Park with many walking trails, lakes and its abundance of wildlife. It is a great family home with social open plan living space centred around a contemporary stunning kitchen. There is a study, living room, and guest cloakroom on the ground floor, four bedrooms lie on the first floor, alongside two bathrooms with en suite to the principal room.

We start our visit in the central reception hallway with its gleaming polished porcelain tiled floor, stairs lead off ahead and a well-proportioned guest cloakroom lies to the side. The heart of this home is without doubt the stunning contemporary open plan living/dining kitchen. A truly social family space with a beautiful, well equipped high gloss kitchen with full height cupboards, complimentary countertops and a host of integrated appliances. Polished porcelain tiled floor runs underfoot and leads you into a dining area and on into the informal seating area where there is plenty of room for a large comfy sofa. Sunlight streams into this living space from the picture windows to the rear, and French double doors take you out onto the landscaped garden. For those who work from home, there is a very useful dual aspect study and a well-proportioned living room adjacent which just like the kitchen, has the benefit of French double doors opening out onto the rear patio area.

Upstairs off the landing you will find four bedrooms and the family bathroom. The principal bedroom has fitted wardrobes along one wall and a beautiful aspect across to the trees at Sense Valley Country Park. It also has the benefit of its own private en suite shower room with double width tiled shower enclosure with mains shower above, pedestal wash hand basin and WC. Of the three remaining bedrooms, two are great sized doubles and the fourth could easily accommodate a double bed if required. The family bathroom is fitted with a white Roca suite comprising panelled bath, WC, pedestal basin with mixer tap, tiled floor and half height attractive tiling to two walls.

Outside, as previously mentioned the property sits at the very edge of this popular development and as such enjoys a great location with easy access across the road to Sense Valley Park. A driveway provides off road parking for multiple vehicles alongside access to a single garage. Gated side access takes you into the rear garden which for a modern home enjoys the unusual benefit of fabulous privacy. It has been landscaped with an extensive paved patio area, sleeper edged borders, raised planter beds and a shaped lawn with gravelled walkway.

**Agents note:** Please note there is a green space charge for the development for the communal green areas of around £200.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive & garage

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Mains.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband and type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band TBC

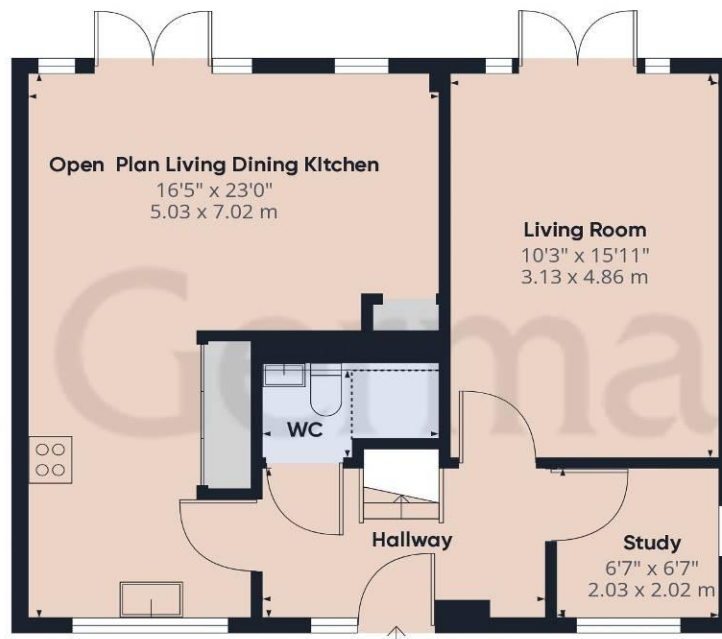
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

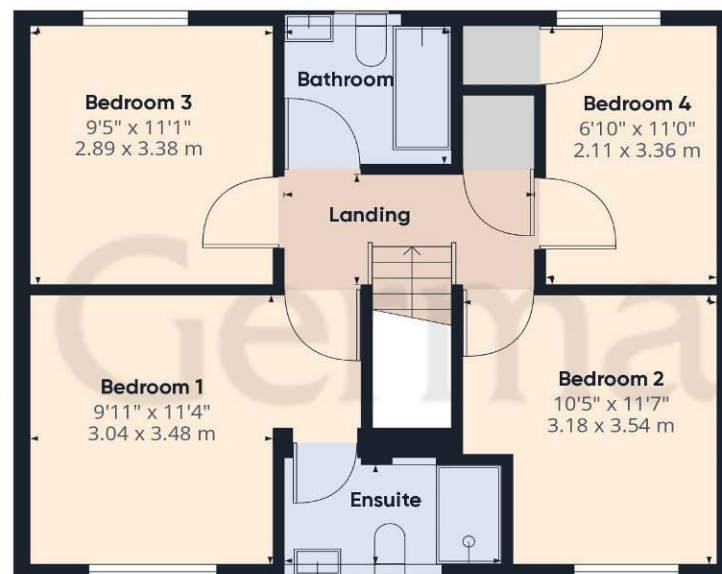
**Our Ref:** JGA/11092024







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1154.54 ft<sup>2</sup>  
107.26 m<sup>2</sup>

**Reduced headroom**

8.83 ft<sup>2</sup>  
0.82 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

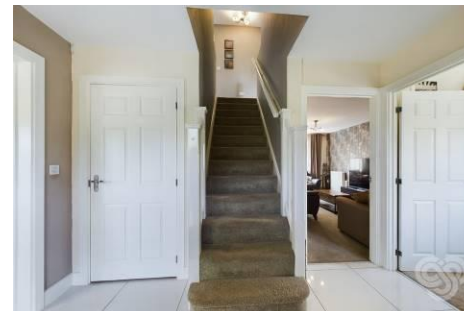
**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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