

Millbrook Grove Milton Stoke-On-Trent ST2 7DY



Offers In Excess Of £220,000

Millbrook Grove, Milton, Stoke-On-Trent, ST2 7DY

If a stunning family home is what you desire -
This beautiful property in Millbrook Grove I guarantee you will admire! -
With FOUR BEDROOMS, en-suite shower and substantial bathroom -
Plus lounge/diner, modern kitchen and separate utility room. -
If that's not enough, there's a WC and conservatory too -
Plenty of space for everyone all the way through! -
Off road parking, garage and stunning landscaped garden to complete -
This amazing house in sought after Milton is a real treat! -
Guaranteed to be popular, do not delay, -
Call DEBRA TIMMIS and arrange to view today!

Well this one certainly is a "Keeper". Having being a loved family home for almost thirty years this property has been extended and developed by the current owners becoming a substantial family home. Definitely one to go and see for yourself. This is a four bedroom semi detached home which is nestled away within a pleasant cul de sac position in the heart of Milton Village. The accommodation comprises, reception hallway, lounge/dining room, conservatory, utility and guest WC. The first floor houses four bedrooms with fitted wardrobes to three of the bedrooms, whilst the master bedroom benefits from having an en suite shower room and the family bathroom sits in the centre. Outside, there is a low maintenance frontage which provides off road parking, garage and landscaped rear garden which attracts plenty of wildlife. Early internal inspection highly recommended.

Entrance Hall

Stairs off to the first floor. Useful under stairs storage cupboard. Parquet flooring. Coving to ceiling.

Lounge/Diner

26'1" into bay x 11'1" narrowing to 9'6" (7.96 into bay x 3.38 narrowing to 2.92)

Double glazed bay window to the front aspect. Feature surround inset and hearth housing gas fire. Three radiators. French door with access into the conservatory.



Conservatory

17'1" x 12'4" (5.22 x 3.78)

Double glazed window and door. Under flooring heating. Radiator.

Kitchen

11'0" x 7'10" (3.36 x 2.39)

Beautifully presented fitted kitchen with a range of wall

mounted units, worktops incorporating drawers and cupboards below. Four ring electric induction hob, extractor fan and two built-in ovens. Integral dishwasher and fridge. One and a half bowl single drainer sink unit, mixer tap. Part tiled splash backs. Breakfast area. Inset ceiling spot lights. Double glazed window to the aspect. Radiator.

Utility Room

11'6" x 8'5" (3.53 x 2.58)

Wall mounted Worcester Bosh condensing gas central heating boiler. Belfast style sink. work surfaces and units. Plumbing for automatic washing machine. Rear door access. Access into the integral garage and WC.

Separate WC

6'6" x 3'6" (2.00 x 1.09)

With low level WC and wash hand basin.

First Floor

Landing

Useful storage cupboard. Loft access with pull down ladder.

Master Bedroom

15'5" x 11'6" (4.71 x 3.51)

Double glazed window to the front aspect. Fitted wardrobes and drawers. Radiator. Access into the en-suite shower room.



En-Suite Shower Room

11'4" x 6'6" (3.46 x 2.00)

Luxury suite comprises, walk-in shower housing waterfall style shower head, vanity wash hand basin, fitted units and WC. Heated towel rail. Inset ceiling spot lights. Double glazed window.

Bedroom Two

15'6" into bay x 8'9" to robe (4.73 into bay x 2.68 to robe)

Double glazed bay window. Radiator. Built-in wardrobes, dressing table and wall mounted units.



Externally

Low maintenance block paved frontage providing off road parking with access to the garage. Beautifully designed enclosed rear garden with patio/seating areas. Lawn garden with well stocked planted borders.



Bedroom Three

10'9" x 10'7" into robe (3.30 x 3.24 into robe)

Double glazed bay window. Radiator. Built-in wardrobes and dressing area.

Bedroom Four

7'0" x 6'4" (2.15 x 1.95)

Double glazed window. Recess storage area. Radiator.

Family Bathroom

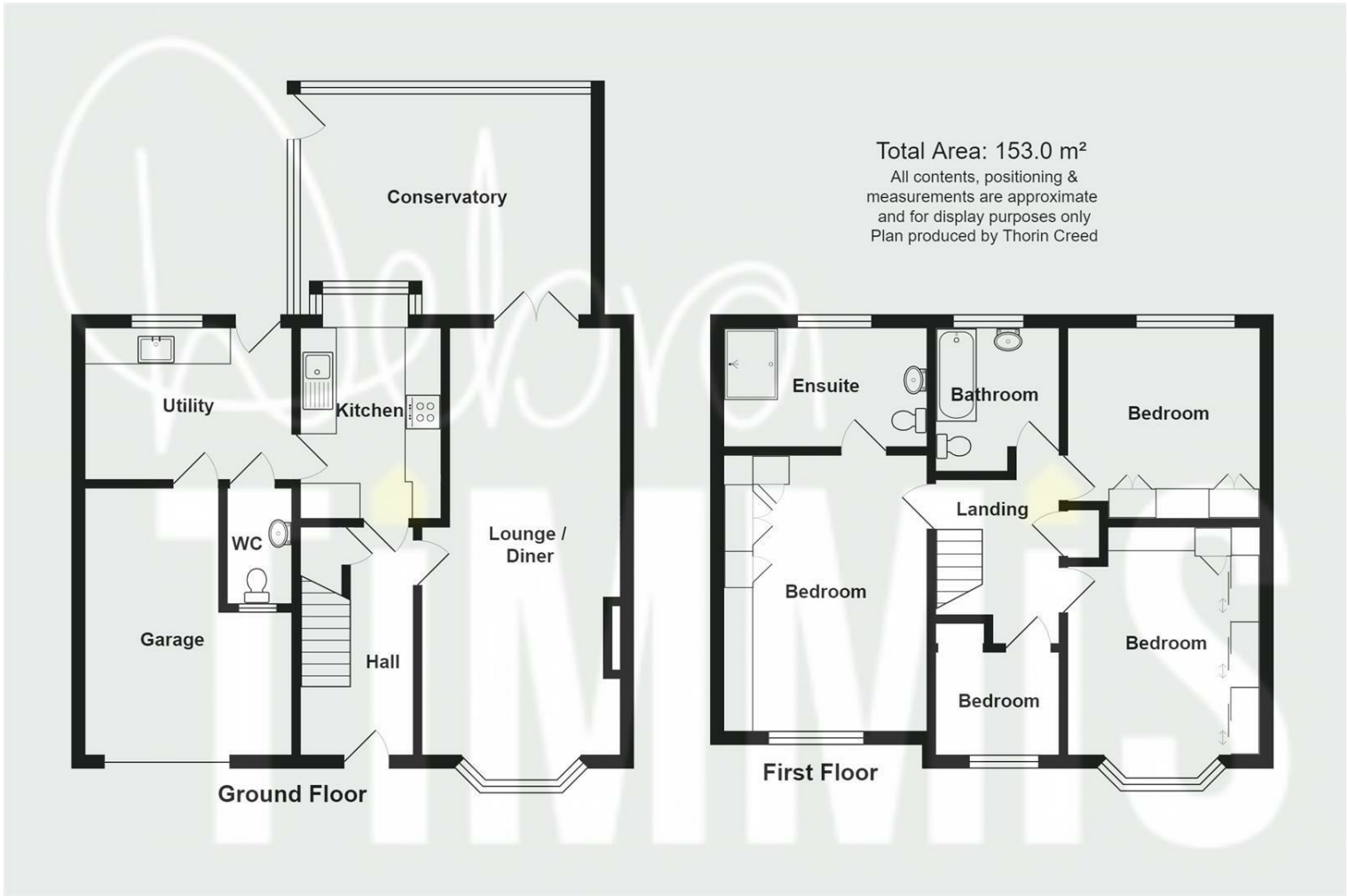
7'11" x 6'9" (2.43 x 2.08)

White suite comprises, panelled bath with shower over, wash hand basin and low level WC. Heated towel rail. Tiled walls. Double glazed window.

Garage

14'10" x 11'4" narrowing to 7'6" (4.53 x 3.47 narrowing to 2.31)
Power and light. Up and over door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		77
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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