



- 4 Bed Semi Detached Town House
- 19' Breakfasting Kitchen
- Pleasant Rear Garden
- Excellent Family House
- Accommodation over 3 Floors
- Cloaks/WC & Utility
- Garage
- Lounge with Juliette Balcony
- Family Bathroom & 2 En Suites
- Sought After Development

With deceptively spacious and flexible family accommodation set over 3 floors, this 4 bedroomed semi detached townhouse is ideal for modern family living. Well appointed and with gas fired central heating and sealed unit double glazing, the Reception Hall has a cloaks cupboard and tiled floor. There is a Study/Snug/Bedroom 4 with wood flooring to the front, whilst the 'L' shaped 19' Breakfasting Kitchen is fitted with a range of wall and base units with sink unit, granite work surfaces, split level oven with 5 ring gas hob with extractor over, plumbing for a dishwasher and tiled floor. The Utility Room is fitted with wall and base units, sink unit and plumbing for a washer. There is also a Cloakroom/WC with low level wc and wall mounted wash basin with storage under. Stairs lead from the hall to the First Floor Landing, with storage cupboard. The Lounge is to the front and has wood flooring and French doors opening to a Juliette balcony. Bedroom 3 has built in wardrobes and is to the rear. The family Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath, half tiled walls and tiled floor. Stairs lead to the Second Floor Landing. Bedroom 1 is to the front and has a polished wood floor, built in double wardrobes and an En Suite Shower/WC with low level wc, wash basin with storage under and mirror fronted cabinet over, shower quadrant with mains shower and chrome towel warmer. Bedroom 2 has built in wardrobes and 2 Velux roof lights to the rear as well as an En Suite Shower/WC, with low level wc, pedestal wash basin, shower cubicle with mains shower unit and chrome towel warmer.

Externally, there is a small Front Garden with shrubs and a hedge. The West facing Rear Garden has a patio, cold water tap and gate to the Garage.

Mill Vale is well placed for local amenities, as well as road and public transport links into the city and has good access to the A1 and A69.

**Reception Hall 11'3 x 7'2 (3.43m x 2.18m)**

**Cloakroom/WC 5'4 x 3'2 (1.63m x 0.97m)**

**Breakfasting Kitchen 19'6 x 16'4 (max) (5.94m x 4.98m (max))**

**Utility Room 7'7 x 5'3 (2.31m x 1.60m)**

**Study/Snug/Bedroom 4 11'6 x 9' (3.51m x 2.74m)**

**First Floor Landing**

**Lounge 16'3 x 11'7 (max into recess) (4.95m x 3.53m (max into recess))**

**Bedroom 3 11' x 10'8 (max) (3.35m x 3.25m (max))**

**Bathroom/WC 11'3 x 5'8 (3.43m x 1.73m)**

**Second Floor Landing**

**Bedroom 1 14'8 x 13'3 (4.47m x 4.04m)**

**En Suite Shower/WC 6'8 x 6'6 (2.03m x 1.98m)**

**Bedroom 2 14'4 x 10'8 (4.37m x 3.25m)**

**En Suite Shower/WC 6'8 x 5'6 (2.03m x 1.68m)**

**Garage**



Energy Performance: Current Potential

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.