



26 New Street

Millbrook, PL10 1BY

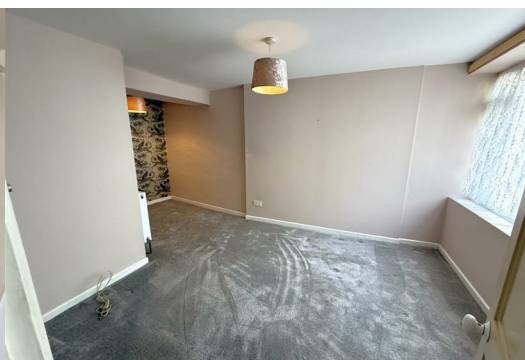
Guide price £240,000



Daisy Properties is delighted to present to the market this impressive, double fronted, cottage which is nestled in the heart of Millbrook. This lovely mid-terrace family home on New Street offers a comfortable and spacious living environment. Spanning 980 square feet, the property is designed to cater to modern living whilst retaining a warm and quaint atmosphere and comprises in brief: entrance hallway, kitchen/breakfast room, living/dining room, utility area, family bathroom and three bedrooms with the master bedroom being ensuite.

This delightful cottage features a convenient downstairs bathroom, enhancing accessibility for both residents and visitors. The main bedroom boasts an ensuite, offering a private retreat for relaxation and comfort. This thoughtful layout ensures that every member of the household has their own space while still promoting a sense of togetherness.

With its prime location in Millbrook, this home is well-positioned to take advantage of local amenities and transport links, making it an ideal choice for families and professionals alike. It also presents a wonderful opportunity to create lasting memories in a welcoming community. Council Tax Band B.



Entrance

Is via a uPVC double glazed door with a light over and flat access from the pavement. There is also a gate to the front providing access to the courtyard garden.

Entrance Hall

uPVC double glazed window to the front with opaque glass. Heat pump fed wall mounted radiator. Stairs rising to the first floor accommodation and access through to the utility area with doors off to the bathroom, living/dining room and

Kitchen/Breakfast Room 10'9" x 8'3" (3.3 x 2.52)

uPVC double glazed window to the front. A range of cream coloured Shaker style wall, base and drawer units offset by light wood effect work tops. Stainless steel bowl and a half sink with a hot and cold mixer tap over. Integrated electric oven and hob with a stainless steel and glass extractor canopy over. A handy recessed area for a tall fridge freezer and space for kitchen table and chairs. Heat pump fed wall mounted radiator. Timer/humidistat controlled ventilation system.

Living/Dining Room 11'6 x 10'4 and 6'11 x 6'8 (3.51m x 3.15m and 2.11m x 2.03m)

uPVC double glazed window to the front. This cosy room has a recessed area for dining table and chairs and has a heat pump fed wall mounted radiator.

Utility Area

Understairs storage cupboard and cupboards with space and plumbing for a washing machine and an airing cupboard housing the hot water tank. A uPVC double glazed door provides access to the pretty courtyard with a door off to the

Family Bathroom

uPVC double glazed window with opaque glass to the side. Tiled around the bath, sink and WC area. A white three-piece suite comprising; a panelled bath with mains shower over, a pedestal wash hand basin with hot and cold mixer tap over and a low level WC. Timer/humidistat controlled ventilation system.

First Floor Landing

Loft access. To the left three steps up to bedrooms two and three on to the right three steps up to the

Master Bedroom 11'6 11'4 narrowing to 7' (3.51m 3.45m narrowing to 2.13m)

uPVC double glazed window to the front. Heat pump fed wall mounted radiator. Timer/humidistat ventilation system. Door through to

Ensuite Shower Room

Fully tiled with a shower cubicle housing a mains shower, a vanity basin with a hot and cold mixer tap over and a low level WC. Heat pump fed wall mounted radiator. Timer/humidistat controlled ventilation system.

Bedroom Two 11' x 10'9 (3.35m x 3.28m)

uPVC double glazed window to the front. Fitted wardrobe and cupboard space. Heat pump fed wall mounted radiator.

Bedroom Three 8'3 x 7'7 (2.51m x 2.31m)

uPVC double glazed window to the front. A handy alcove space for hanging clothes. Heat pump fed wall mounted radiator.

Courtyard Garden

A pretty courtyard houses a shed and has an outside tap and air source heat pump. There is an undercover alley way to the front of the property.

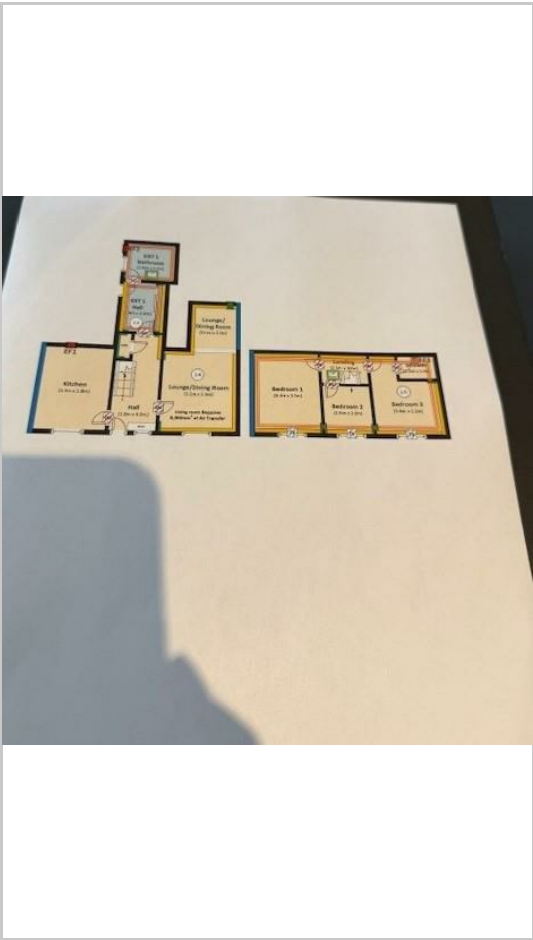
Please Note:

Council Tax Band: B. Most of the external walls are internally insulated and the loft has good insulation. The property was treated to prevent rising damp and the timber was treated to prevent woodworm both in 2008 - this work is guaranteed and still has 13 years left to run. There is a flying freehold indemnity in place that lasts in perpetuity. There is a residential chancel repair indemnity that has 8 years left to run.

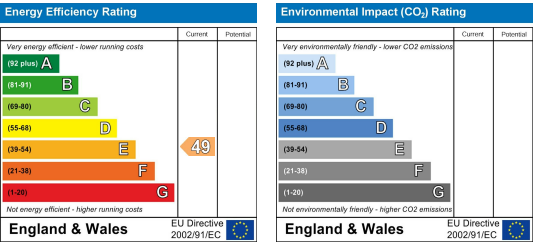
Area Map



Floor Plans



Energy Efficiency Graph



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