



6 Millers Way, Milford, Belper, DE56 0RZ

Price Guide £299,995



Offered with no chain. A beautifully presented modern four bedroom townhouse offering deceptively spacious yet versatile four bedroom accommodation over three storeys. Located in a sought after Riverside development, in the desirable Village of Milford. Having garden, garage and off road parking, Viewing is essential.



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The welcoming accommodation is located on a pedestrian walk way set back from the road with a canopy Entrance Porch, Entrance Hallway, Breakfast Kitchen with modern fitments and integrated appliances, cloaks/WC and a Lounge to the rear with French doors opening onto the garden. FIRST FLOOR, landing, Three Bedrooms, and Family Bathroom. SECOND FLOOR, Principal bedroom suite with a spacious ensuite and built-in wardrobes.

Benefitting from double glazed windows and doors, gas central heating fired by an Ideal boiler, security alarm system full fibre broadband.

OUTSIDE, front courtyard garden, enclosed lawn rear garden, and large garage situated to the rear of the property.

Situated in Milfords' conservation area, the modern development has riverside paths, trails and seating, perfect for relaxing and enjoying the local countryside. The desirable Village of Milford has a primary school, real ale pubs and restaurants and within easy reach of the popular Market Town of Belper with its busy railway station, excellent shopping, schools, bars, restaurants and leisure facilities. Having easy access to Derby and Nottingham via major road links, ie A38, M1 and A6, which provides the gateway to the stunning Peak District and Derbyshire Dales.

ACCOMMODATION

A glazed canopy porch with a composite cottage style entrance door allows access.

ENTRANCE HALLWAY

There is oak effect Amtico flooring, radiator, telephone point, open understairs storage area, built-in cloaks cupboard and stairs climb to the first floor.

KITCHEN

10'7 x 8' (3.23m x 2.44m)

Appointed with a range of cream high gloss base cupboards, drawers and eye level units with wood block effect worksurface over incorporating a stainless steel sink drainer with mixer taps and splash back tiling. Integrated appliances include AEG electric oven, gas hob and extractor hood, fridge freezer, slimline dishwasher and a Bosch washing machine. There is inset spot lighting, radiator, oak effect Amtico flooring and a double glazed window fitted with a bespoke blind to the front.

GUEST WC

Appointed with a low flush WC, pedestal wash hand basin with splash back tiling, radiator, extractor fan and oak effect Amtico flooring.

LOUNGE

14'8 x 12'9 (4.47m x 3.89m)

A naturally light and spacious room with a double glazed window to the rear and French doors opening onto the garden. There is matching oak effect Amtico flooring, radiator, TV aerial point, telephone point, satellite connection and a switched electrical spur suitable for an electric fire.

FIRST FLOOR GALLERY LANDING

There is a double glazed window to the front elevation, radiator and stairs climb to the first floor.

BEDROOM THREE

11' x 7'4 (3.35m x 2.24m)

A versatile room currently used has a home office with a double glazed window, radiator and TV aerial point.

BEDROOM FOUR

11' x 7'4 (3.35m x 2.24m)

Having a radiator, TV aerial point and French doors with a Juliette balcony.

BEDROOM TWO

11'10 x 8'4 maximum measurements (3.61m x 2.54m maximum measurements)

Having an apex double glazed window fitted with bespoke blind to the front elevation, radiator and TV aerial point.

FAMILY BATHROOM

Appointed with a three piece suite comprising a panelled bath with mixer shower taps and glazed screen, pedestal wash hand basin and low flush WC, complementary tiling, recessed mirror, extractor fan, ceramic tiled flooring. inset LED spot lights and a radiator.

TO THE SECOND FLOOR

PRINCIPAL BEDROOM ONE

15'3 x 11'2 maximum measurements (4.65m x 3.40m maximum measurements)

There is dormer style double glazed window to the front elevation enjoying views to the River Derwent, telephone point, TV aerial point, radiator, airing cupboard and a dressing area with a walk-in

built-in wardrobe providing hanging, shelving and light. There is access to the roof void.

ENSUITE

8'6 x 7'5 (2.59m x 2.26m)

Appointed with a shower enclosure with a thermostatic shower, pedestal wash hand basin and low flush WC, radiator, shaver point, complementary half tiling and ceramic tiled flooring, inset spot lighting, extractor fan and a skylight window.

OUTSIDE

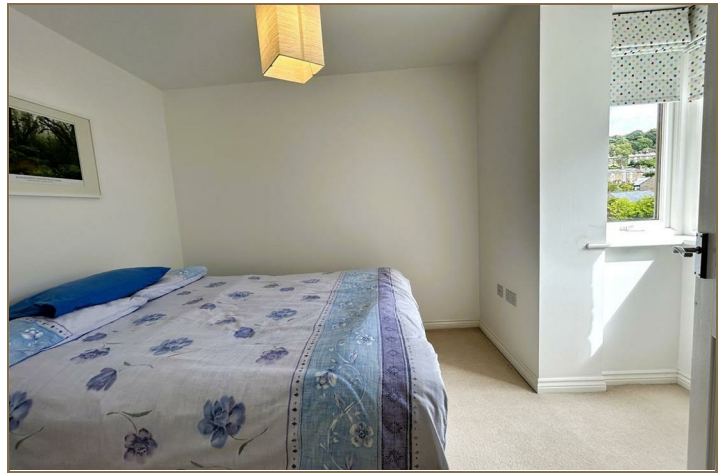
To the front of the property is a courtyard garden with PIR light and glazed canopy. The fully enclosed rear garden is laid to lawn with a paved seating area, outside tap and PIR security light. A gate to the rear allows access to the garage.

GARAGE

18' x 8'6 (5.49m x 2.59m)

Having an up and over door, window to the rear and a car parking space in front. The Garage is leasehold.

There is a fee of £130 per annum to RMG Management Company, responsible for the communal areas.



Road Map



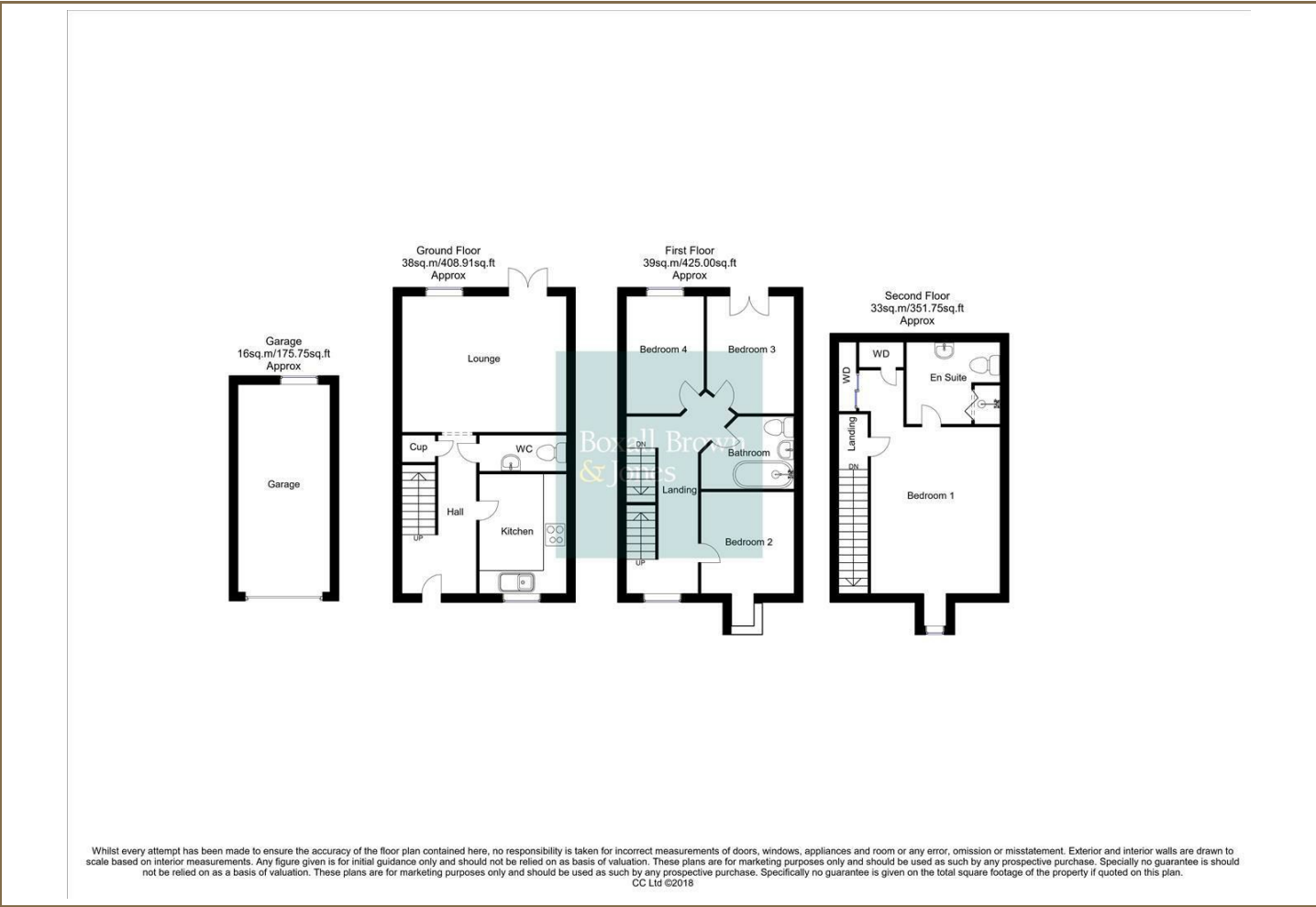
Hybrid Map



Terrain Map



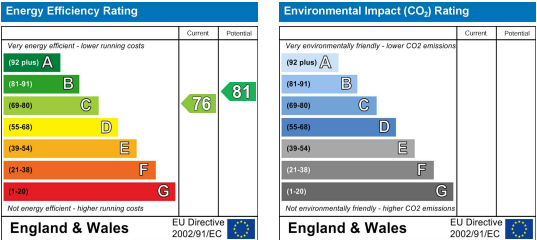
Floor Plan



Viewing

Please contact our Belper Office on 01773 880788 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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