



**Mill View, Mill Road, Terrington St. John, PE14 7SF**

**welcome to**

**Mill View, Mill Road**

William H Brown are delighted to present for sale the exciting opportunity to own a brand new four bedroom detached house on a generous plot which has been built by a well known local developer. Early viewings are highly recommended to avoid disappointment! Help To Buy available.





## Accommodation Comprises:

Double glazed entrance door with side window to:

### Entrance Hall

Stairs to first floor.

### Cloakroom

Low flush WC, hand wash basin to vanity unit with tiled splashback, illuminated mirror, UPVC double glazed window, extractor, vinyl floor covering.

### Lounge

16' 11" into bay window x 13' 9" ( 5.16m into bay window x 4.19m )  
UPVC double glazed bay window to front, television point, wood burning stove inset to fireplace with bressummer beam, tiled hearth.

### Study

8' 8" x 9' 9" ( 2.64m x 2.97m )  
UPVC double glazed window, television point.

### Kitchen / Diner

21' 4" x 13' 2" extending to 16' 6" ( 6.50m x 4.01m extending to 5.03m )  
Fitted kitchen comprising of units at base level, worktop surface, inset one and a half bowl single drainer sink with mixer tap over, inset four ring electric hob with extractor over, central island units with worktop surface and breakfast style bar, integrated full length fridge and freezer, separate larder style cupboard, double oven to oven housing unit, integrated dishwasher, UPVC double glazed windows to side and rear, UPVC double glazed French doors to rear, inset spotlighting, under stairs cupboard housing walk in pantry.

### Pantry

5' x 6' 7" ( 1.52m x 2.01m )

### Utility Room

7' 9" x 6' 6" ( 2.36m x 1.98m )  
Matching units, larder style cupboard, worktop surface, space under with plumbing for washing machine, double glazed exit door, UPVC double glazed window to rear, extractor, spotlighting.

### First Floor Landing

UPVC double glazed window, access to roof space, radiator, cupboard housing central heating controls and hot water cylinder.

### Master Bedroom

14' 8" max plus wardrobes x 11' 2" ( 4.47m max plus wardrobes x 3.40m )  
UPVC double glazed windows to front, radiator, television point, built in double wardrobe, built in single wardrobe.

### En-Suite

Walk in shower cubicle with drencher style shower head and hand held shower, tiled splashbacks, hand wash basin to vanity unit, mirror fronted cabinet, low flush WC, UPVC double glazed window, extractor, vinyl floor covering, spotlighting.

### Bedroom Two

10' 2" x 12' 3" plus door recess ( 3.10m x 3.73m plus door recess )  
UPVC double glazed window, radiator, television point.

### Bedroom Three

13' 2" x 8' 5" ( 4.01m x 2.57m )  
UPVC double glazed window, radiator, television point.

### Bedroom Four

13' 2" x 8' 10" ( 4.01m x 2.69m )  
UPVC double glazed window, radiator, television point.

### Bathroom

Suite comprising of paneled bath with mixer taps, low flush WC with concealed cistern, hand wash basin to vanity unit, walk in shower cubicle with drencher style shower head and hand held shower, wall tiling, extractor, inset spotlighting, UPVC double glazed window, chrome towel radiator, vinyl floor covering.

### Outside

The property has a tarmac entrance leading to a gravel driveway to the side of the property and a further tarmac parking area to the front. A paved path leads to the entrance door. There is a lawned garden area which leads to the side of the property. A gate gives access to the rear garden which is enclosed by timber screen and picket style fencing which allows views over paddocks to the rear. The rear garden is turfed and leads to the side of the property where there is also an extensive patio area with outside lighting.

### Help To Buy

With a Help to Buy Equity Loan the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest (5% is the minimum deposit). William H Brown has two advisors able to assist with organising the paperwork and giving Help to Buy advice if required.



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## **Mill View, Mill Road**

- Brand new four bedroom detached house
- Spacious kitchen/diner & separate lounge
- Parking for several vehicles & lawned garden
- Air source heating & UPVC double glazing
- Help To Buy

Tenure: Freehold EPC Rating: Exempt

# £335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN111960 - 0005

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