



**SCOTT
MADDISON**

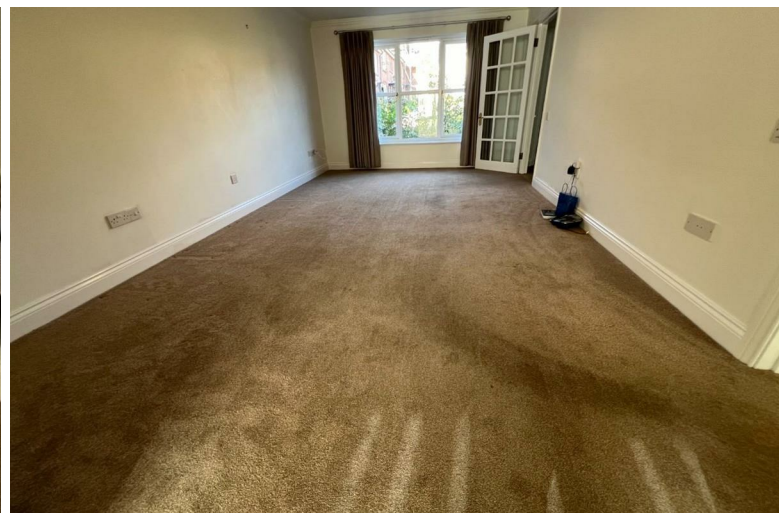


20 North Mill Place

Mill Chase Halstead CO9 2FA

Guide Price £295,000

Leasehold



20 North Mill Place

Mill Chase Halstead CO9 2FA

Guide Price £295,000



Entrance door with porch covering over, opens to:

ENTRANCE HALL

Smooth ceiling and coved cornice, electric Dimplex storage heater, door to the under stairs cupboard. Fitted carpet. Solid door opens to the wet room and a glazed fifteen pane door with glazed sidelight opens to the lounge.

GROUND FLOOR SHOWER ROOM

7'0" max x 5'9" (2.13m max x 1.75m)

The white suite comprises wash hand basin with chrome lever taps, close coupled push WC, and a tiled shower area with glass pivot door and an aqualisa shower. Smooth ceiling, extractor fan, part tiled walls with mirror above the basin, shaver socket, heated chrome towel rail and Dimplex wall mounted fan heater, vinyl flooring and door to a cloaks cupboard.

LOUNGE

19'4" x 11'3" (5.89m x 3.43m)

Smooth ceiling and coved cornice, three arm light fitting, wide wooden framed double glazed sealed unit window to the front elevation with views across the courtyard garden, electric wall hung radiator, fitted carpet, power points, TV aerial socket, telephone socket, and mains powered smoke detector. A pair of six panel doors open to the dining room, and further six panel door opens to the kitchen.

DINING ROOM

9'6" x 9'2" (2.90m x 2.79m)

Smooth ceiling and coved cornice, three arm light fitting, serving hatch to kitchen, power points and fitted piled carpet. Double doors open to:

CONSERVATORY

9'7" x 6'2" (2.92m x 1.88m)

Glazed wooden windows to both side and rear elevations overlooking the rear garden. Glass roof with fitted sunshade blinds. Fitted carpet, power points and electric wall mounted radiator. Pair glazed double doors open to the garden.

KITCHEN

13'1" x 8'5" (3.99m x 2.57m)

Smooth ceiling and coved cornice, wooden frame double glazed sealed unit window and wooden glazed door open to the rear courtyard garden. The fitted cabinets are finished in a contemporary grey with brushed chrome handles complimented by a granite effect work surface, inset one and half bowl sink unit with monobloc tap, cupboard below with adjacent space and plumbing for a washing machine. A ceramic electric hob is fitted into the work surface with black glass splashback and contemporary black extractor fan above. An oven housing unit incorporates a Neff twin cavity electric oven with pan storage cupboards above and below. Wall units are finished with cornice and pelmet featuring under pelmet lighting. Opposite work surface with drawer and cupboards below, larder storage unit, recess for a fridge/freezer and power points. Vinyl flooring.

FIRST FLOOR LANDING

Smooth ceiling and coved cornice, hatch to the loft space. Mains powered smoke detector. Wooden frame double glazed sealed unit window to the front elevation situated to the top of the stairwell. Fitted carpet, door to the airing cupboard. Six panel doors open to both bedrooms and the shower room.

Tel: 01787 479988



BEDROOM ONE

15'5" x 13'4" (4.70m x 4.06m)

Smooth ceiling and coved cornice, wooden frame double glazed sealed unit window to the front elevation with views across the courtyard garden, electric wall mounted panel heater, power points, television aerial socket, telephone socket and fitted carpet. Three doors open to the built-in wardrobe.

BEDROOM TWO

15'4" x 11'2" (4.67m x 3.40m)

Smooth ceiling and coved cornice, wooden frame double glazed sealed unit window to the rear elevation. Fitted carpet, electric wall mounted panel heater, power points, television aerial socket and telephone socket. Four doors open to the built-in wardrobe.

SHOWER ROOM

8'4" x 6'8" (2.54m x 2.03m)

The re-fitted white suite comprises walk-in shower enclosure with two fixed glass screens, fitted thermostatic shower, oval wash hand basin with chrome lever tap, low level WC with concealed cistern. Fitted cabinets and work surface with built-in drawers, wall storage cabinets and open shelving. Wall mirror fitted over the basin. Smooth ceiling, tiled walls, double glazed window with privacy glass to the rear elevation. Fitted wood plank effect flooring.

OUTSIDE (Front)

The English Courtyard setting features well tended mature gardens with paved walkways, stone and block paved driveway, seating areas, small water feature and neat lawns, all looked after by the property managers. Each home features shrubs to the front with a wooden storm porch covering the entrance door. External lighting and CCTV are features of the development together with on-site duty managers.

OUTSIDE (Rear)

The rear courtyard garden is maintained by the property owners and laid to paving with low trellis fencing to both neighbouring sides. The rear boundary is defined by low trellis fencing with access gate to pathway, beyond are established shrubs covering wooden fencing. There are two raised partially dormant borders. A covered area is situated outside the back door.

GARAGE/PARKING

The property comes with a designated single garage, having a remote controlled electric roller door, concrete floor, power and light connected. Only one car per property is permitted. Visitor's parking is available within the development.

LAUNDRY ROOM

A communal laundry room is heated and features two washing machines and two tumble dryers. The laundry room is available by pre-booking.

GUEST SUITE

A guest suite is situated above the laundry room and can be booked via the duty manager for a nominal fee, we understand.

SERVICES

We understand from the seller the lease term is 150 years granting in 1995. Remaining term: 121 years.

Service Charge is circa £1,826 per quarter and includes water, laundry, buildings insurance, and external window cleaning.

Road Map



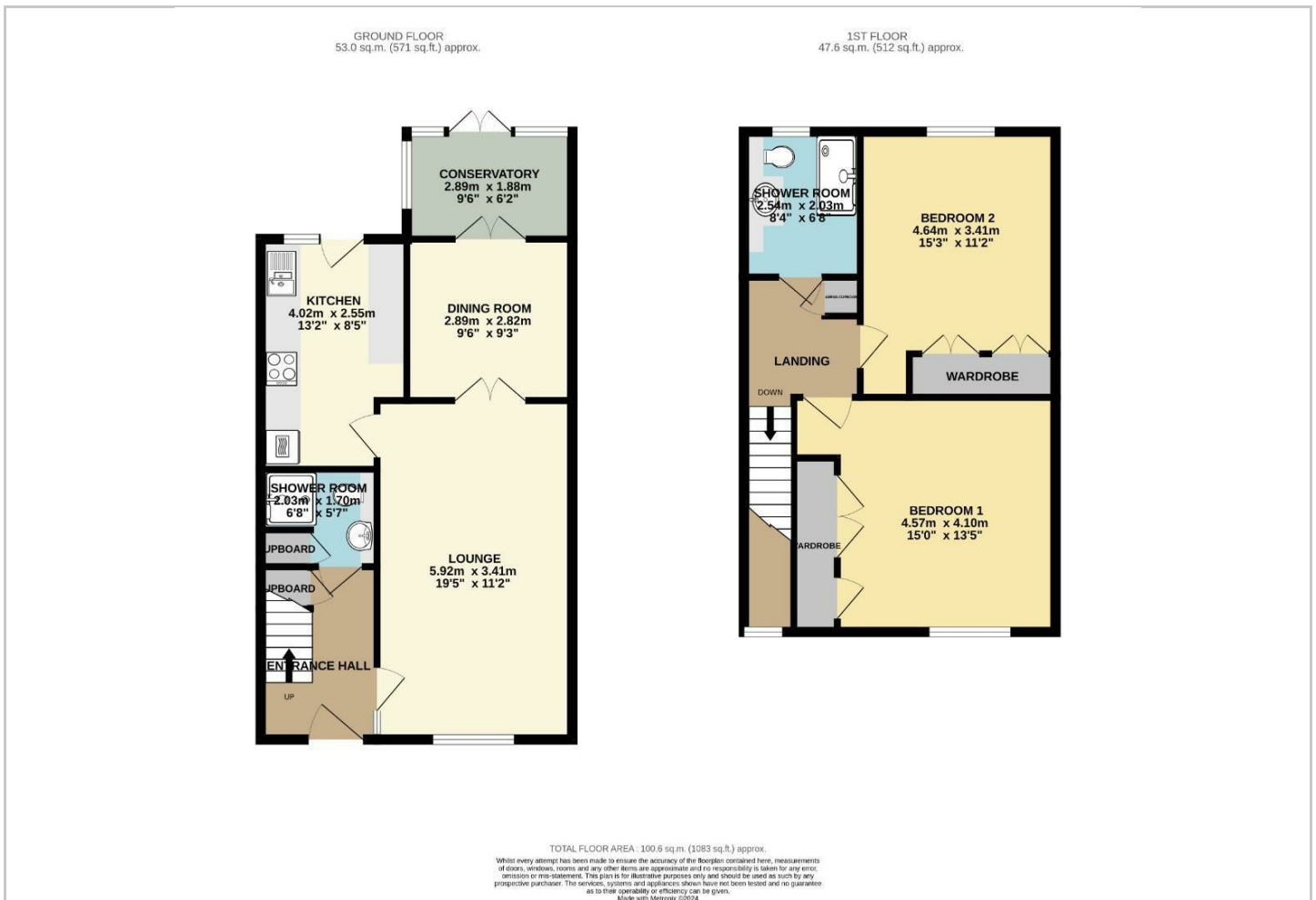
Hybrid Map



Terrain Map



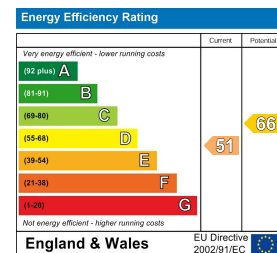
Floor Plan



Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.