



Mill Hill Wood Way, Ibstock

4  2  2  B 

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- IMMACULATE FOUR BEDROOM DETACHED PROPERTY
- VIEWING ESSENTIAL
- TWO FURTHER RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- EPC RATING B

- POPULAR LOCATION
- SPACIOUS MODERN KITCHEN/DINER
- BEDROOM ONE HAVING EN SUITE
- DRIVEWAY LEADING TO A GARAGE
- COUNCIL TAX BAND D

An immaculate four bedroom detached property in the sought after village of Ibstock. The property provides good access to all local amenities and good performing schools. Internally the property comprises of an entrance hall, downstairs WC, spacious kitchen/diner with sitting area, lounge, office/reception room, bedroom one with en suite, three further double bedrooms and a family bathroom. Externally the property provides a driveway leading to a single garage and a large enclosed rear garden. The property is finished to a high standard, and an internal inspection is highly recommended to appreciate the quality of accommodation on offer



Asking Price: £395,000







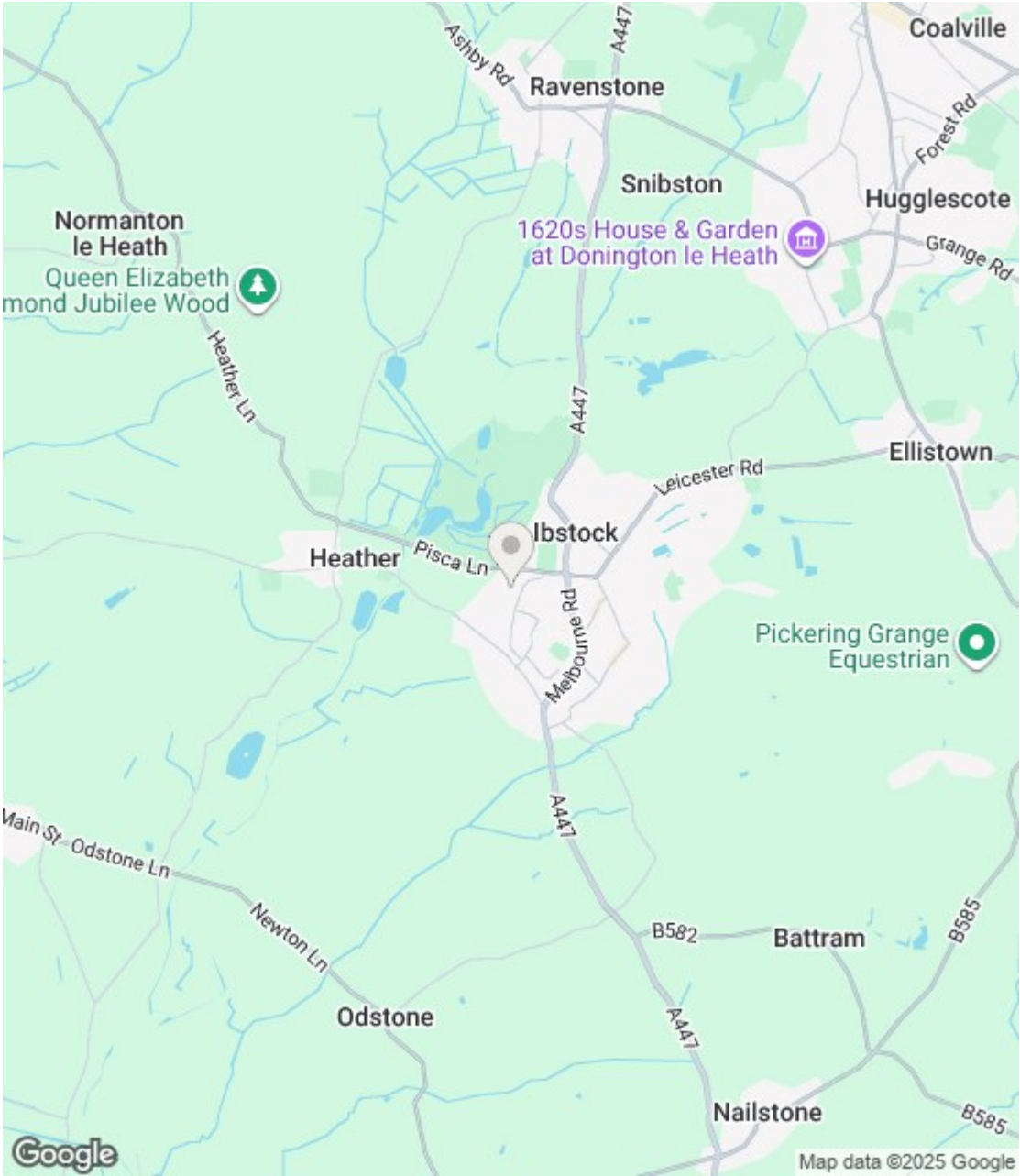


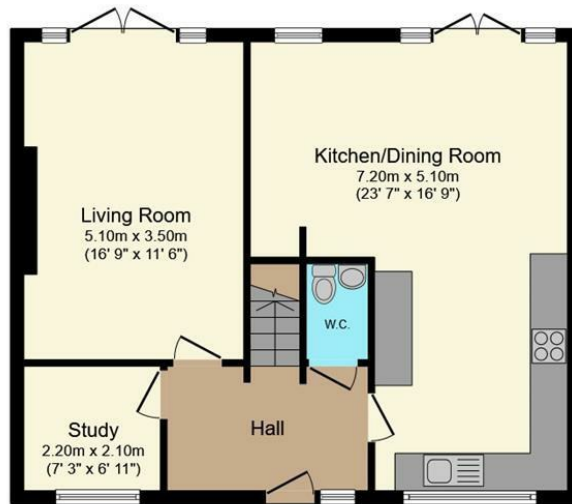




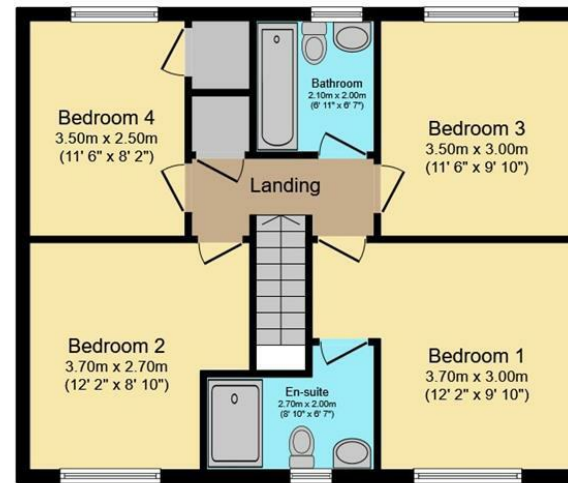
| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          | <b>84</b> | <b>93</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            |           |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |                                                                                       |
|-----------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
|                                                     | Current                    | Potential                                                                             |
| Very environmentally friendly - lower CO2 emissions |                            |                                                                                       |
| (92 plus) <b>A</b>                                  |                            |                                                                                       |
| (81-91) <b>B</b>                                    |                            |                                                                                       |
| (69-80) <b>C</b>                                    |                            |                                                                                       |
| (55-68) <b>D</b>                                    |                            |                                                                                       |
| (39-54) <b>E</b>                                    |                            |                                                                                       |
| (21-38) <b>F</b>                                    |                            |                                                                                       |
| (1-20) <b>G</b>                                     |                            |                                                                                       |
| Not environmentally friendly - higher CO2 emissions |                            |                                                                                       |
| England & Wales                                     | EU Directive<br>2002/91/EC |  |





**Ground Floor**



**First Floor**



**Garage**

**Total floor area 143.8 sq.m. (1,548 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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