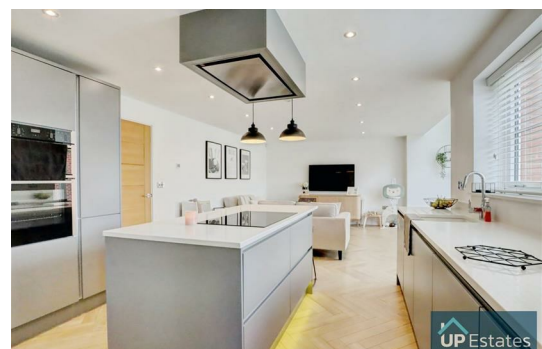




**4 Bedroom House - Detached**  
**located on Mill View Gardens,**  
**Austrey**  
**£600,000**

**UP Estates**



**\*\*EXECUTIVE, CONTEMPORARY DETACHED RESIDENCE - BESPOKE BUILD BY LOCAL CRAFT BUILDERS - FOUR BEDROOMS (ONE WITH EN-SUITE & DRESSING AREA) - circa 1,950 sq ft in all inc integral garage\*\*** Beautifully maintained and improved family home, located on this highly sought after spot on a quiet no through road in the sought after village of Austrey! With high spec finish including internal oak doors throughout, bi-folding doors from kitchen into rear garden, a stunning oak staircase from the reception hall leading up to the galleried landing with void view below and feature full length window. The property benefits from a feature multi fuel burner to the Lounge, LVT flooring across most of the ground floor, underfloor heating to the ground floor and a modern style kitchen with quartz worktops and integrated appliances. **CHECK OUT THE FLOORPLAN** to appreciate the accommodation on offer and give us a call to arrange your viewing of your dream home now! Please note there is an annual maintenance charge for upkeep of the area around this property and the other new builds of circa £400 per annum.

## IMPORTANT NOTE TO PURCHASERS

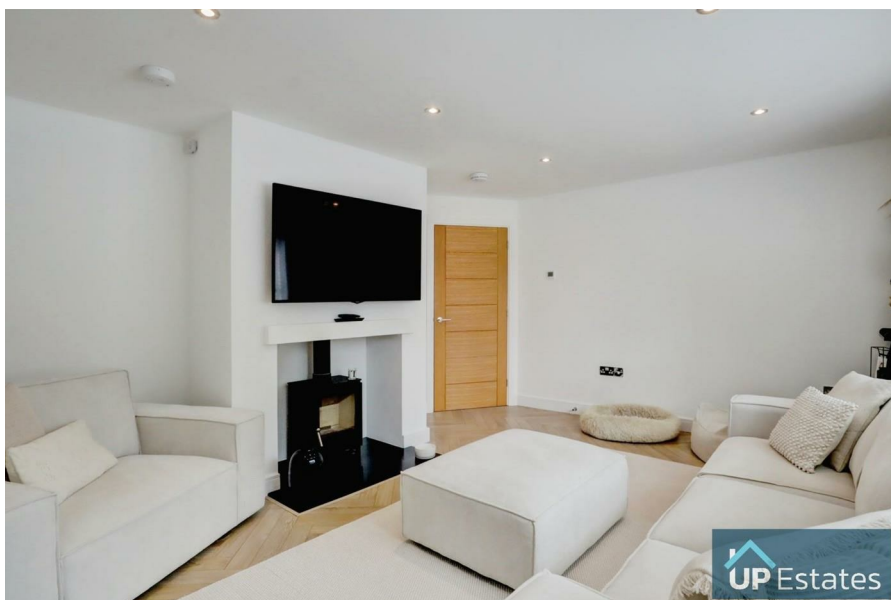
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

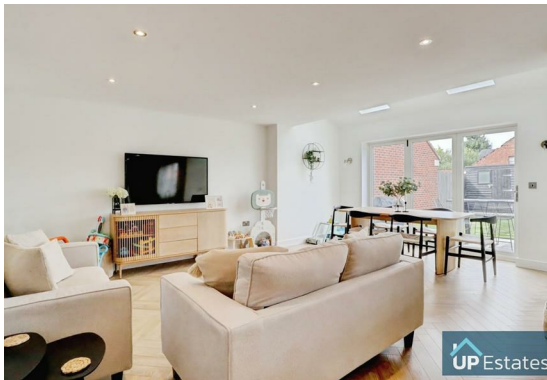
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting

# £600,000

- EXECUTIVE, CONTEMPORARY BESPOKE DETACHED
- FOUR BEDROOMS (WITH DRESSING AREA & EN-SUITE)
- BUILT BY LOCAL CRAFT BUILDERS c.2019
- GROUND FLOOR UNDERFLOOR HEATING (WET SYSTEM)
- HIGH SPEC OPEN PLAN LIVING KITCHEN DINER
- BEAUTIFUL NEUTRAL LVT FLOOR SPRAWLING THROUGH GROUND FLOOR
- SINGLE GARAGE & DRIVEWAY PARKING
- QUIET CUL DE SAC
- CONTEMPORARY FORMAL LOUNGE
- IMPRESSIVE RECEPTION HALL & GALLERIED LANDING





vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

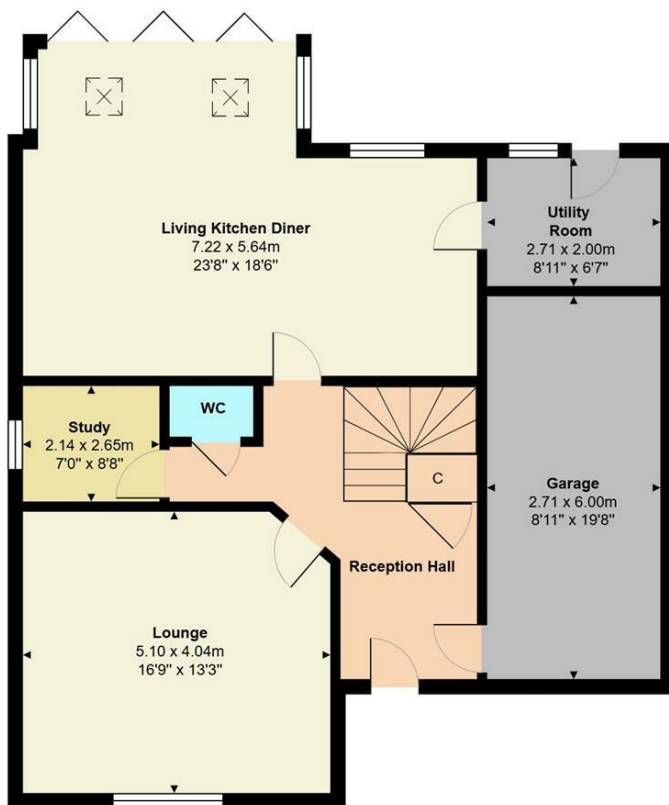
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Mill View Gardens, Austrey, Austrey





Total Area: 182.1 m<sup>2</sup> ... 1960 ft<sup>2</sup> inc integral garage

All measurements are approximate and for display purposes only

## CONTACT

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