



MAYNARD
ESTATES



104 Mill Hill Wood Way
Ibstock, LE67 6QB

£350,000



Brief Description

AVAILABLE WITH NO UPWARD CHAIN, this modern 4-bedroom detached house is situated in a tranquil location OVERLOOKING A GREEN. Boasting 1,188 sq ft, this property offers ample space for comfortable living.

As you step through the composite front door, you are greeted by an inviting entrance hall leading to a DOWNSTAIRS WC, a SPACIOUS LIVING ROOM, and a WELL EQUIPPED KITCHEN DINER.

The living room is bathed in natural light from DUAL ASPECT WINDOWS and French doors that open onto the garden. With TV and multimedia points, this room is perfect for relaxing or entertaining.

The kitchen diner features MODERN WHITE GLOSS UNITS, a stainless steel sink, integrated double oven, gas hob, and extraction hood. The space is not only functional but also stylish, with tiled flooring and access to a UTILITY ROOM equipped with laundry facilities and additional storage.

Venture upstairs and you'll find a DELIGHTFUL GALLERIED LANDING, leading to all the rooms and an airing cupboard. The GENEROUSLY SIZED MASTER BEDROOM is adorned with fitted roman blinds and a triple set of built-in wardrobes. The ensuite is a contemporary oasis, featuring a double shower unit and sleek fittings.

The remaining bedrooms are equally as inviting, boasting DOUBLE GLAZING, FITTED BLINDS, and radiators for those chilly British evenings. The main bathroom is a luxurious retreat, complete with a bath, shower, and tastefully tiled walls.

Outside, the property has a PRIVATE REAR SOUTH WEST FACING GARDEN. With paved patios, lush lawns, and mature trees, this outdoor space is a tranquil escape. Parking is a breeze with SPACE FOR MULTIPLE VEHICLES on the tarmac driveway, leading to a convenient SINGLE GARAGE with light and power supply.

Don't miss the opportunity to make this house your home. With its ideal location, ample living space, and charming outdoor area, this property is a rare find in the heart of Ibstock. Offered with no upward chain, this property is ready for you to move in and make it your own.





ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Living Room
11'3" x 22'3" (3.43m x 6.78m)

Kitchen Diner
8'4" x 22'1" (2.54m x 6.73m)

Utility Room
6'4" x 5'6" (1.93m x 1.68m)

ON THE FIRST FLOOR

Landing

Master Bedroom
11'6" x 12'10" (3.51m x 3.91m)

En Suite
6'2" x 5'7" (1.88m x 1.70m)

Bedroom Two
8'6" x 12'10" (2.59m x 3.91m)

Bedroom Three
11'1" x 8'8" (3.38m x 2.64m)

Bedroom Four
8'6" x 8'9" (2.59m x 2.67m)

Family Bathroom
6'6" x 8'9" (1.98m x 2.67m)

ON THE OUTSIDE

Rear Garden

Front Garden

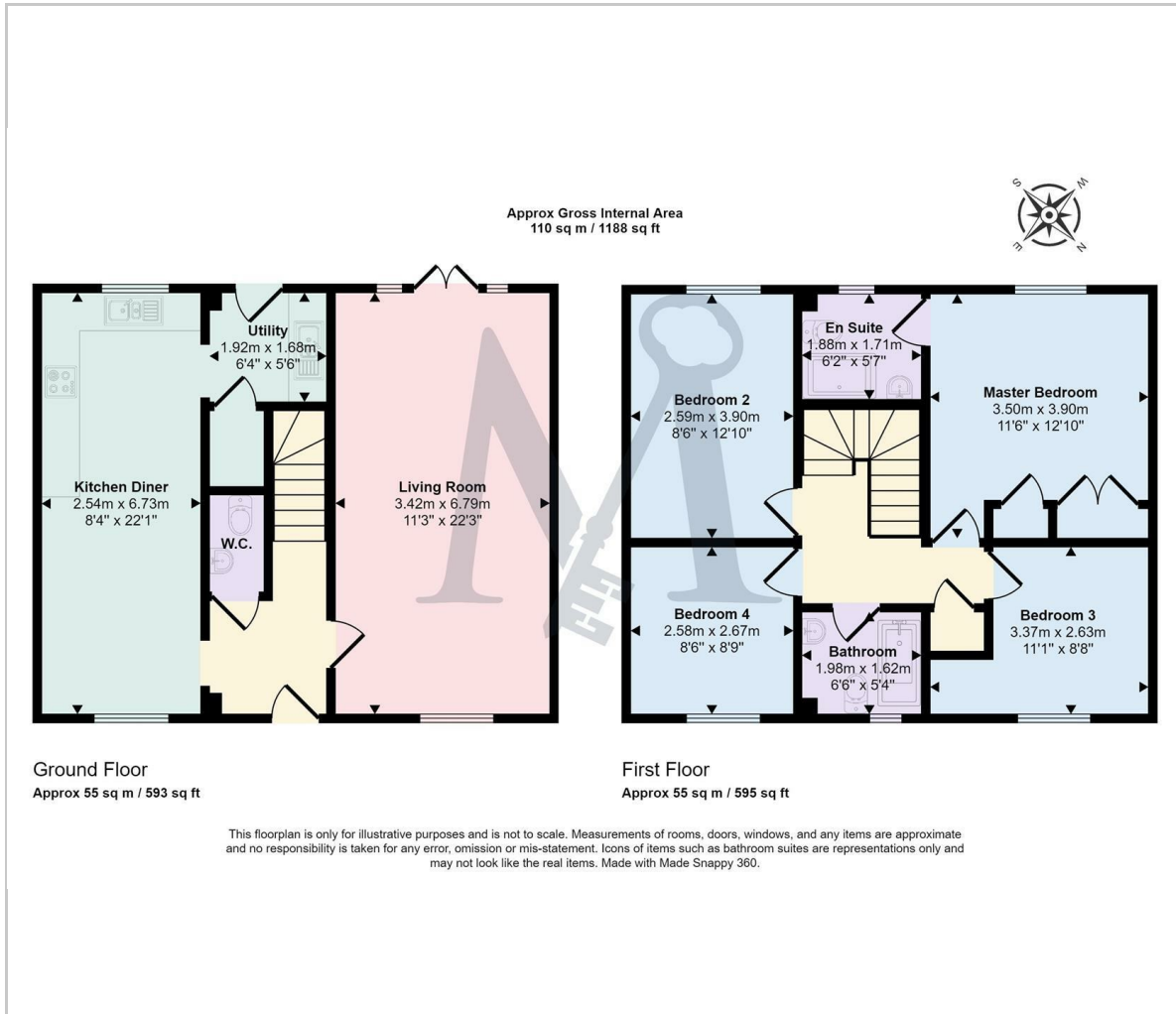
Driveway

Single Garage





Floor Plan



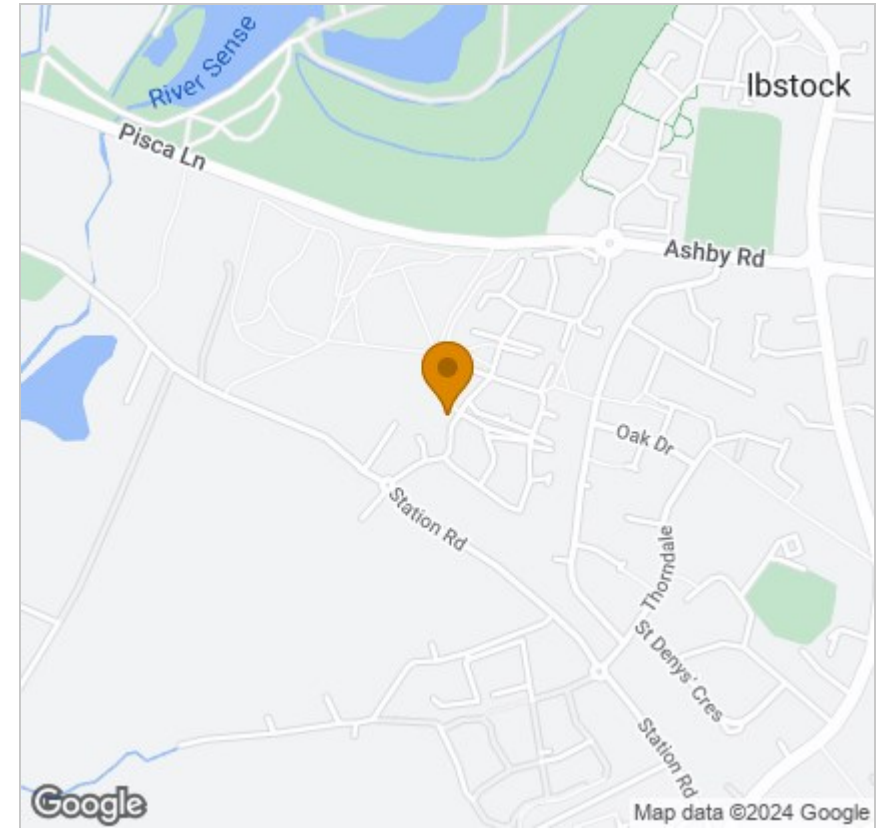
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

