



## 24 Butlers Mead

Millend, Blakeney, GL15 4EH

£415,000



Located in the sought after Butlers Mead development is this elevated four bedroom detached house with conservatory, garage, en-suite shower room and an open plan kitchen/dining room with breakfast bar. The conservatory is situated central to the garden and is accessed via the dining area. The gardens are very private, plenty of parking and further benefits include gas central heating and double glazed windows.

The property is located close to rural walks, the local doctors surgery and the village shop.

Take a look through the Virtual Tour and appreciate what we have viewed whilst taking measurements, a super family house located in a quiet development of similar property.



Approached via a panelled entrance door with storm porch and outside light.

**Entrance Hall;**  
7'1" x 8'3" (2.17m x 2.54m)

Stairs to the first floor, doors to the lounge, cloakroom and kitchen,

**Cloakroom;**  
4'4" x 5'0" (1.33m x 1.54m)

With WC, radiator, circular vanity sink unit, tiled flooring, extractor fan and understairs cupboard.

**Lounge;**  
10'11" x 20'6" (3.34m x 6.27m)

Dual aspect with UPVC double glazed windows to front and rear, Oak engineered flooring, wood burner with wood beam over, coved ceiling, two radiators, opening through to the dining area.

**Dining Area;**  
16'3" x 8'7" (4.96m x 2.64m)

Rear aspect and opening into the kitchen, stone tiled flooring, coved ceiling, radiator, double UPVC doors to the conservatory. Breakfast bar and UPVC door to outside.

**Conservatory;**  
13'0" x 9'9" (3.97m x 2.98m)

Rear aspect with tiled flooring, UPVC double glazed windows, double doors to outside, radiator.

**Kitchen;**  
9'9" x 11'10" (2.99m x 3.63m)

Forming part of the dining area being open plan and comprising of a range of base units, sink unit, gas cooker point, integrated dishwasher, plumbing for

washing machine, integrated 70/30 fridge freezer, cupboard housing the gas boiler, tiled flooring, extractor hood and light, UPVC double glazed window to front and side.

**Landing;**  
11'1" x 2'10" (3.39m x 0.88m)

Smoke alarm, access to loft space, radiator. Hive digital control unit.

**Bedroom One;**  
11'5" x 11'8" (3.48m x 3.58m)

Front aspect with UPVC double glazed window, radiator, coved ceiling and floor to ceiling built in wardrobes.

**En-Suite Shower Room;**  
4'9" x 5'6" (1.45m x 1.68m)

With shower cubicle, tiled walls and rainfall shower, mirrored medicine cabinet, vanity wash hand basin unit, tiled floor, heated towel rail, UPVC double glazed window and WC. Extractor fan and recess ceiling lights.

**Bedroom Two;**  
11'0" x 11'6" (3.36m x 3.53m)

Front aspect with UPVC double glazed window, radiator, built in cupboards.

**Bedroom Three;**  
8'3" x 8'9" (2.53m x 2.67m)

Rear aspect with UPVC double glazed window, coved ceiling, floor to ceiling built in wardrobes and radiator.

**Bedroom Four;**  
8'1" x 8'7" (2.47m x 2.64m)

Rear aspect with UPVC double glazed window, radiator, floor to ceiling built in wardrobes.

**Bathroom;**  
6'7" x 5'6" (2.03m x 1.68m)

A white suite comprising of WC, vanity wash hand basin, bath with rainfall shower, tiled walls and floor, recess ceiling lights, UPVC double glazed window, heated towel rail.

**Outside;**

To the rear one will find a private enclosed garden

comprising of a patio, lawns with sleeper retaining wall, elevated patio for seating, shrubs and seasonal flowering borders. To the side is another private enclosed Indian Sandstone patio garden with fenced boundaries, gated access to the front and outside tap. The front gardens offer an abundance of shrubs, lawns, steps to the entrance door and side aspect gate to the rear gardens with a storm porch. To the right hand side is a garage with up and over door and parking to the front.



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## Road Map



## Hybrid Map



## Terrain Map



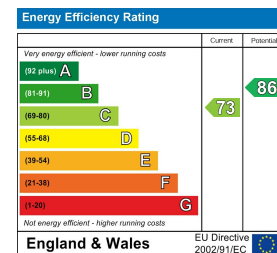
## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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