



## 5 Butlers Mead

Millend, Blakeney, GL15 4EH

£240,000



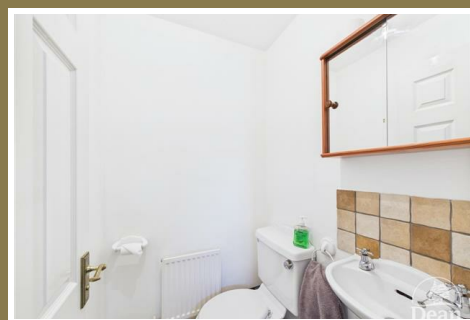


\*\*\* VIRTUAL TOUR AVAILABLE \*\*\* This delightful end-terrace house on Butlers Mead offers three well-proportioned bedrooms situated in the sought after village of Blakeney.

The spacious lounge and storage filled kitchen will be found to the ground floor, with the three sizeable bedrooms and family bathroom to the first floor. The low-maintenance rear garden is a wonderful feature, allowing you to enjoy outdoor space without the burden of extensive upkeep.

Parking is ideal with space for two vehicles, including a garage and off-road parking. The village location adds to the appeal, offering a sense of community while still being conveniently close to local amenities.

This property is a fantastic opportunity for anyone looking to settle in a picturesque village setting, combining modern living with the charm of rural life. Don't miss your chance to make this lovely house your new home.



#### Entrance Hallway:

4'3" x 3'9" (1.31m x 1.15m)

Accessed via a wooden entrance door with glazed panel, radiator, power points, doors into cloakroom & lounge.

#### Lounge:

14'6" x 11'1" (4.43m x 3.39m)

A spacious, light & airy room benefiting from two windows to front aspect, wood-effect laminate flooring, radiator, power points, double doors into kitchen/dining room, open stairwell to first floor landing.

#### Kitchen/Dining Room:

9'2" x 15'2" (2.81m x 4.63m)

A range of wall, base and drawer units, worktop surfaces, integrated four-ring gas hob & electric oven with extractor hood over, tiled splashbacks, space & plumbing for under-counter appliances i.e. washing machine and/or dishwasher, one and a half bowl sink & drainer with mixer tap, space for free standing fridge/freezer, vinyl tile effect flooring, radiator, power points, window to rear aspect, patio doors opening out to the rear garden.

#### Cloakroom:

4'2" x 3'9" (1.28m x 1.15m)

WC, wash hand basin, tiled splashbacks, vinyl tile effect flooring, wall mounted mirrored vanity unit, radiator, extractor fan.

Stairs to First Floor Landing

#### First Floor Landing:

11'1" x 2'8" (3.39m x 0.83m)

Carpet flooring, loft access with loft ladder, airing cupboard with storage space & shelving, door leading to all first floor rooms.

#### Bedroom One:

9'7" x 8'11" (2.94m x 2.73m)

Window to front aspect, carpet flooring, fitted wardrobes, radiator, power points, door to en-suite.

#### En-Suite:

4'7" x 5'2" (1.42m x 1.58m)

Window to side aspect, WC, pedestal wash hand basin, step in shower cubicle with glass door & splashbacks, electric shower, radiator, extractor fan.

#### Bedroom Two:

9'6" x 8'11" (2.92m x 2.72m)

Large window to rear aspect allowing plenty of light to flow in and offering a pleasant outlook, carpet flooring, radiator, power points.

#### Bedroom Three:

8'10" x 6'2" (2.70m x 1.89m)

Window to front aspect, radiator, power points, alcove useful for bedroom furniture.

#### Bathroom:

6'0" x 6'1" (1.85m x 1.86m)

Window to rear aspect, WC, wash hand basin with vanity unit beneath, panelled bath with mixer taps and shower above, vinyl tile effect flooring, radiator, extractor fan.

#### Outside:

To the front – a courtyard style front, paved pathway leading to the front door.

To the rear – an enclosed low maintenance garden laid to patio & stones, benefiting from a paved terrace seating area perfect to enjoy the sunshine, a pathway to the side leads to an additional space for further seating.

The garage - up and over door with parking to the front.



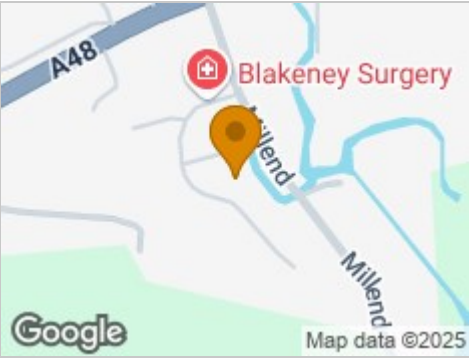
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Road Map



Hybrid Map



Terrain Map



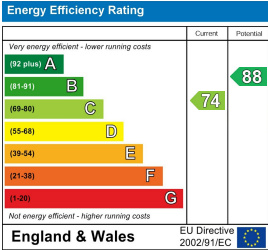
Floor Plan



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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