



OAKFIELD

Mill Road, Ringmer  
Asking Price £510,000





## Mill Road, Ringmer

A beautifully presented, three bedroom semi-detached house on popular Mill Road. This charming family home has been greatly enhanced by the addition of a downstairs Cloakroom, an additional Bedroom with en-suite on the second floor and a stunning Conservatory to the rear. With the added benefits of a Home Office in the fully enclosed private garden and a single Garage.

A charming three-bedroom family home with downstairs Cloakroom, an additional Bedroom with en-suite on the second floor and a stunning Conservatory to the rear. With the added benefits of a Home Office in the fully enclosed private garden and a single Garage.

Spacious Reception Hall with composite wood effect flooring throughout the ground floor, newly fitted Cloakroom with pedestal hand wash basin, low level WC. Large through Sitting Room with feature fireplace and inset wood burner, understairs cupboard housing gas combi boiler; open plan well fitted Kitchen area with solid woodwork surfaces, Smeg integral dishwasher, integrated eye level double oven, space for microwave/combi oven, fitted gas hob extractor hood over, breakfast bar; bi-folding door into fully insulated conservatory with double glazed roof window, double glazed sliding patio doors onto garden.

Bedroom 2 with large picture window, fitted wardrobe; family Bathroom with underfloor heating, panel Bath with shower over, low level WC, heated towel rail, vanity unit with inset hand wash basin; Bedroom 3 with fitted cupboard with shelving; half Landing/Utility area with plumbing for washing machine and tumble drier. Staircase to second floor Master Bedroom with walk-in closet with eaves storage; en-suite Shower Room with corner glass panelled shower, heated towel rail, wall mounted hand wash basin, low level WC. Council Tax Band D EPC rating C Solar panels supplying all electricity.

Chain Free







### Sitting Room - open to

14'8 x 12'10 (4.47m x 3.91m)

### Kitchen - open to

15'9 x 10'6 (4.80m x 3.20m)

### Dining / Family Room

15'1 x 8'11 (4.60m x 2.72m)

### Bedroom

12 x 8'1 (3.66m x 2.46m)



### Bedroom

11'6 x 9'1 (3.51m x 2.77m)

### 2nd Floor Principle Suite

12'6 x 10'5 (3.81m x 3.18m)

### Walk in Wardrobe

12'6 x 4'1 (3.81m x 1.24m)

### Garden office / Studio

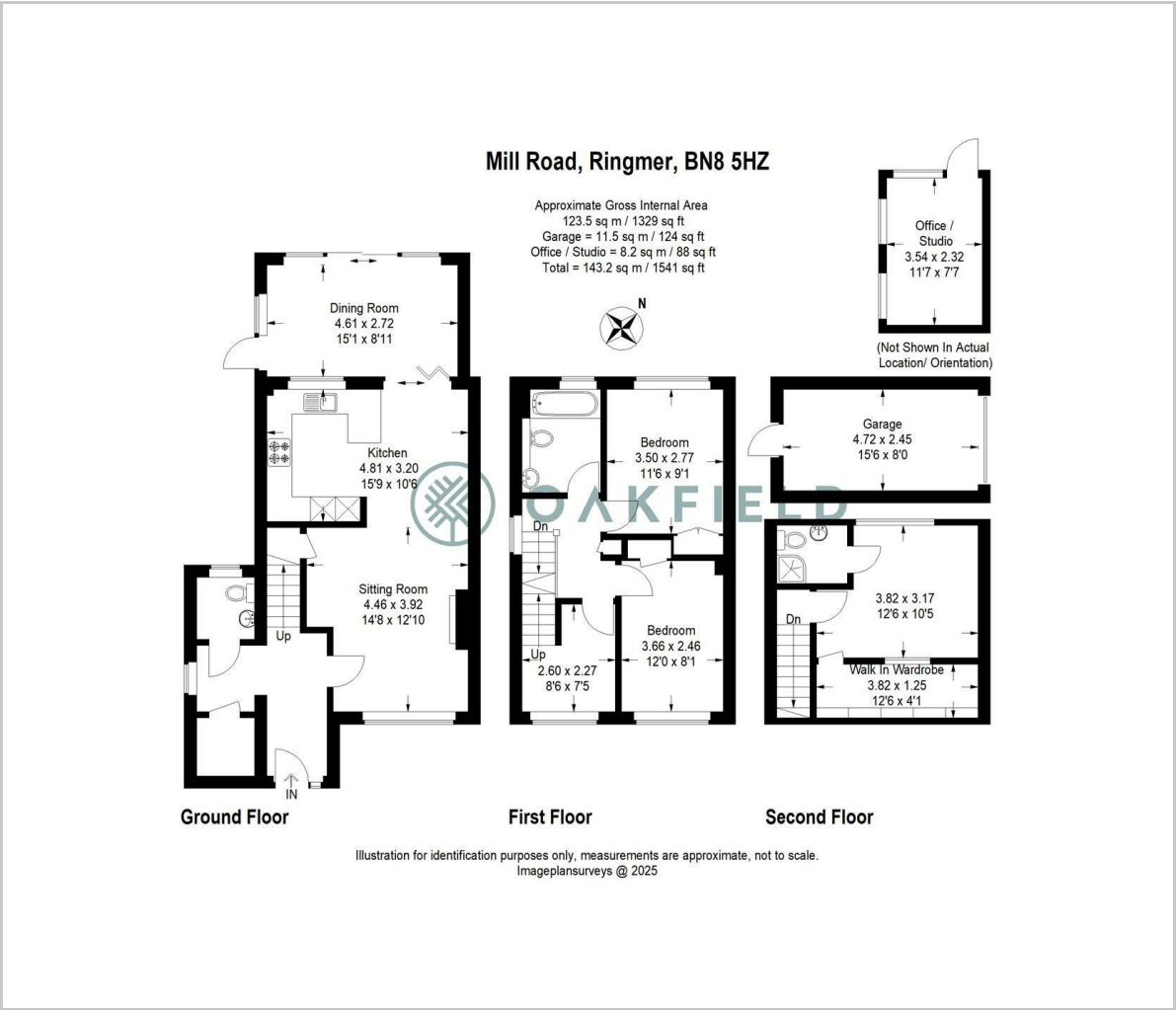
11'7 x 7'7 (3.53m x 2.31m)

Council Tax Band - D £2,503 per annum





Floor Plan



Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

