



25 Mill Close, North Leverton, DN22
OAT

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£220,000



This three-bedroom property, ideally situated on a quiet close, offers a perfect blend of comfort and flexible living. The ground floor features a spacious dining kitchen equipped with a multi-fuel heater, sliding doors to the patio, and a separate, cosy lounge with an electric fireplace, providing distinct areas for relaxing and entertaining. The well-maintained, private rear garden is fully paved for low-maintenance outdoor enjoyment, while the front boasts a gravel driveway and an enclosed wraparound garden. Adding to its versatility, the home includes a downstairs office/fourth bedroom with its own en-suite, making it ideal for a growing family or those needing a dedicated workspace.





Entrance Hallway

A secure, double-glazed UPVC front door with matching side lights leads into the hallway. There is ample under-stair storage and an electric storage heater.

Lounge 4.51m x 4.44m (14'10" x 14'7")

The lounge has a double-glazed window overlooking the front, an electric fireplace, a TV point, and an electric storage heater.



Dining Kitchen 3.14m x 6.8m (10'4" x 22'4")

This space has a multi-fuel heater, a TV point, and double-glazed sliding doors that open onto the patio. The kitchen is fitted with both floor and wall-mounted cupboards, an integrated Bosch oven, a Hotpoint induction hob, and an extractor hood. There is a sink with a mixer tap and drainer, and plumbing for a freestanding washing machine and dishwasher.

Utility Room

The utility room includes floor and wall-mounted cupboards, a sink with a mixer tap and drainer, and space for a freestanding washing machine, space for a freestanding tumble dryer, and space for a freestanding large fridge/freezer.

Side entrance

UPVC door with double glazed obscure glass sidelights, power and lighting within.



Downstairs Toilet

Features a dual-flush WC and a double-glazed window

Bedroom Four / Office 3.19m x 2.99m (10'6" x 9'10")

This flexible room has a double-glazed window to the front and an electric wall-mounted heater.

Downstairs En-suite

Features a wash hand basin, a dual-flush WC, and a quadrant shower cubicle with an electric shower.

Landing

The first-floor landing has a double-glazed window.

Bedroom One 3.94m x 3.26m (12'11" x 10'8")

A spacious bedroom with a double-glazed window to the front, a TV point, and built-in storage.

Bedroom Two 3.4m x 3.26m (11'2" x 10'8")

This bedroom has a double-glazed window, a TV point, wall-mounted electric storage heaters, and a storage unit.



Bedroom Three 3.02m x 3.44m (9'11" x 11'4")

This room includes floor-to-ceiling storage, a wall-mounted electric storage heater, and a TV point.

Bathroom 2.72m x 2.46m (8'11" x 8'1")

The bathroom features a panel bath, a quadrant shower cubicle with an electric shower, a washbasin on a pedestal, and fitted storage. It also has an electric storage heater and a double-glazed obscure glass window.

Separate WC

This separate room includes a dual-flush WC and a double-glazed window with obscured glass.

Gardens & Grounds

This property is located on a quiet close and features a gravel driveway and a path leading to the front door. The wraparound front garden is enclosed and easily maintained. The private, enclosed rear garden is fully paved, providing a perfect low-maintenance outdoor space.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please



obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

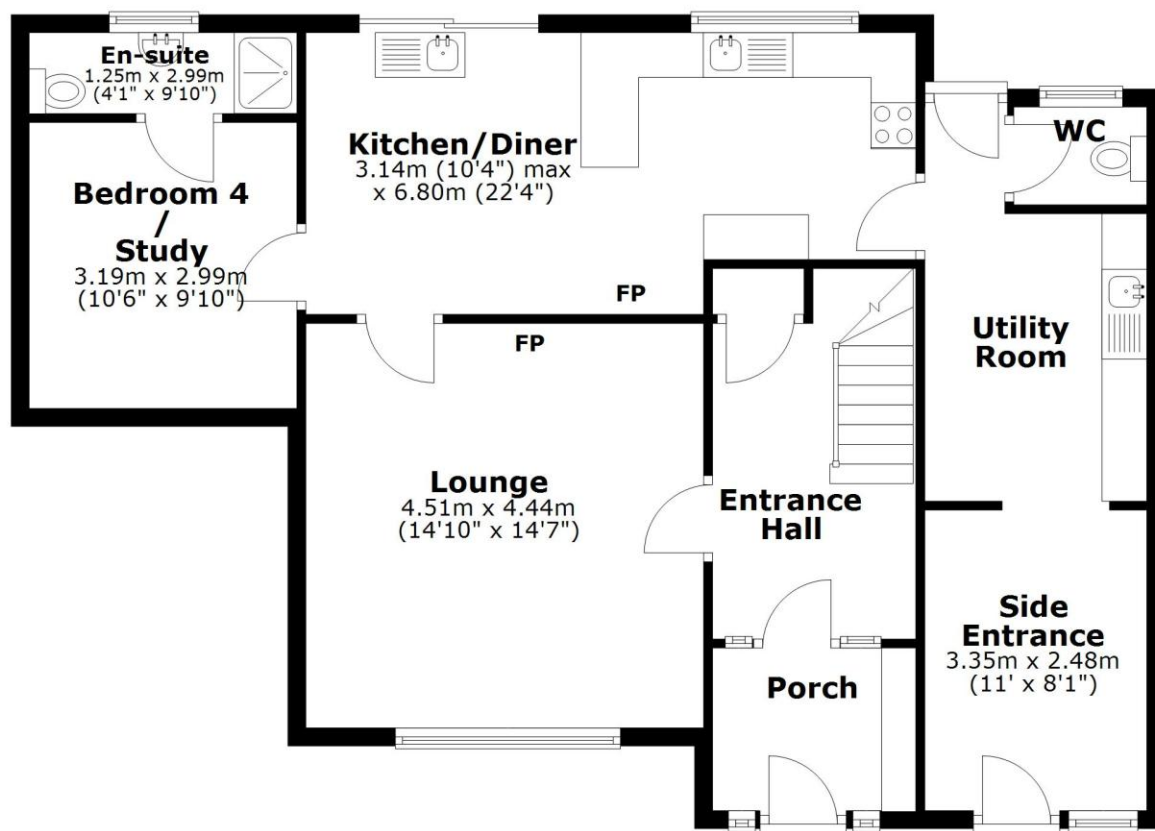
Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



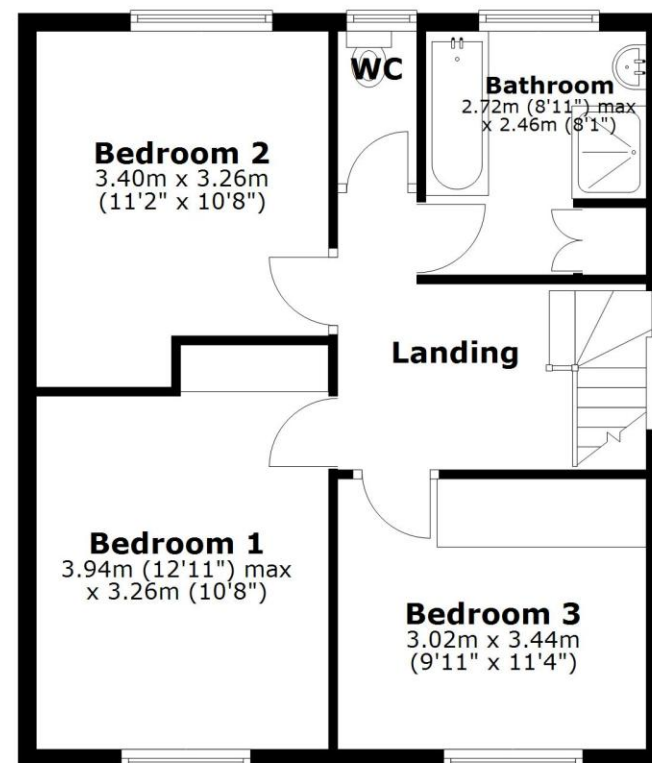
Ground Floor

Approx. 88.0 sq. metres (947.6 sq. feet)

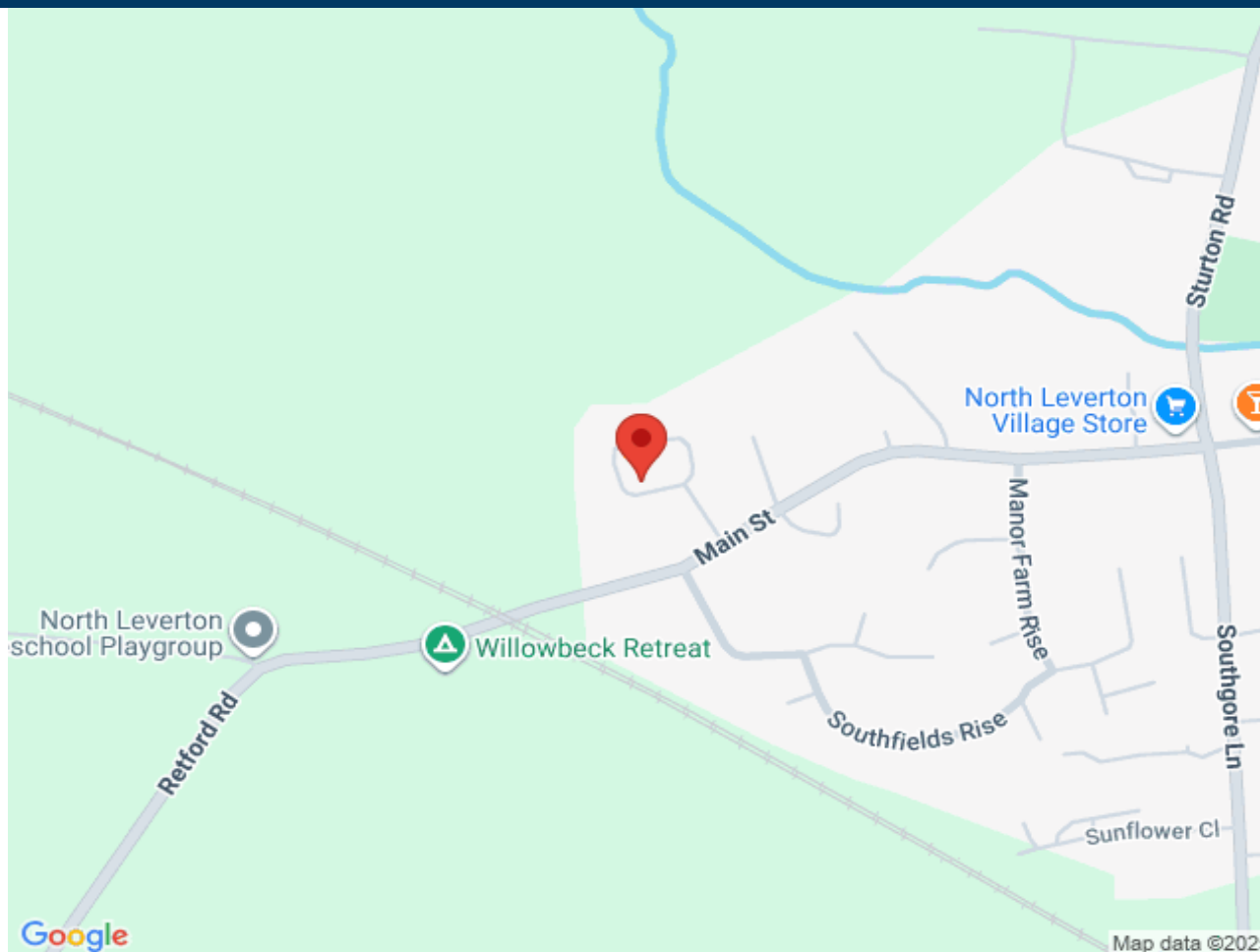


First Floor

Approx. 54.5 sq. metres (586.8 sq. feet)



Total area: approx. 142.5 sq. metres (1534.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		