



Milben Close, Gamston, DN22 0QA

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£325,000

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Nestled in the desirable semi-rural village of Gamston, Milben Close presents a flexible family retreat just three miles from the bustling town centre amenities. This charming property boasts well-arranged accommodation featuring a comfortable dining kitchen, two distinct reception rooms, and a ground-floor bathroom. The first floor offers two dedicated bedrooms plus a convenient study, while a versatile downstairs playroom doubles as an additional bedroom. Set on a generous plot of approximately 1/6th of an acre, the exterior provides substantial appeal with a spacious, sunny front lawn, ample off-road parking on the driveway, and a detached garage.





RECEPTION HALL 1.66m x 6.08m (5'5" x 19'11")

Timber obscure glazed front entrance door, parquet flooring, stairs leading to the first floor, double panel radiator, linen cupboard with shelving, BT point.

SITTING ROOM 3.5m x 4.62m (11'6" x 15'2")

Upvc double glazed windows to front and right aspects, fireplace with cast iron stove within, television point, timber boarded floor, double panel radiator.

DINING ROOM 3.09m x 3.2m (10'1" x 10'6")

Upvc double glazed windows to front and left aspects, timber boarded floor, double panel radiator.

KITCHEN 3.19m x 3.5m (10'6" x 11'6")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath timber effect work surfaces. Integrated electric cooker and fridge freezer, space and plumbing for washing machine, single bowl butler style sink and drainer, uPVC double glazed window to rear aspect, timber multi-paned door to right aspect, tiled floor covering, double panel radiator, double-doored pantry cupboard, wall mounted 'HRM' oil fired central heating boiler.

PLAY ROOM/BEDROOM THREE 3.09m x 4.04m (10'1" x 13'4")

Upvc double glazed window to left aspect, double panel radiator.

BATHROOM 1.66m x 2.06m (5'5" x 6'10")

Fitted with a three-piece suite consisting of a P-shaped panel bath with electric 'Triton' shower above, low-level flush w.c. and a wash hand basin with toiletry storage below. Double panel radiator, tile effect floor covering, uPVC double glazed obscure window to rear aspect.

1ST FLOOR-LANDING

Upvc double glazed window to rear aspect, double panel radiator, doors leading to bedrooms one and two.

BEDROOM ONE 3.66m x 3.81m (12'0" x 12'6")

Upvc double glazed window to rear aspect and rooflight to front aspect, timber boarded floor, eaves storage cupboard, double panel radiator.

BEDROOM TWO 1.82m x 3.51m (6'0" x 11'6")

Timber boarded floor, uPVC double glazed window to rear aspect.







BEDROOM FOUR/STUDY

1.85m x 3.51m (6'1" x 11'6")

Rooflight to front aspect, timber boarded floor, eaves storage cupboard.

GARDENS & GROUNDS

The property can be accessed off Church Lane through a five-bar timber gate, which leads onto a pebbled driveway leading along the right aspect of the property to the detached garage. The property's main garden is located to the front aspect and is laid mainly to lawn; this garden is enclosed behind hedging to all aspects and also features an ornamental pond in the front-left corner. Further gardens are located to the rear and left aspects, with the rear garden featuring the oil storage tank.

DETACHED GARAGE

Up-and-over door to front aspect, two passenger doors to left aspect.

TENURE

Freehold

COUNCIL TAX

Band C

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.

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.

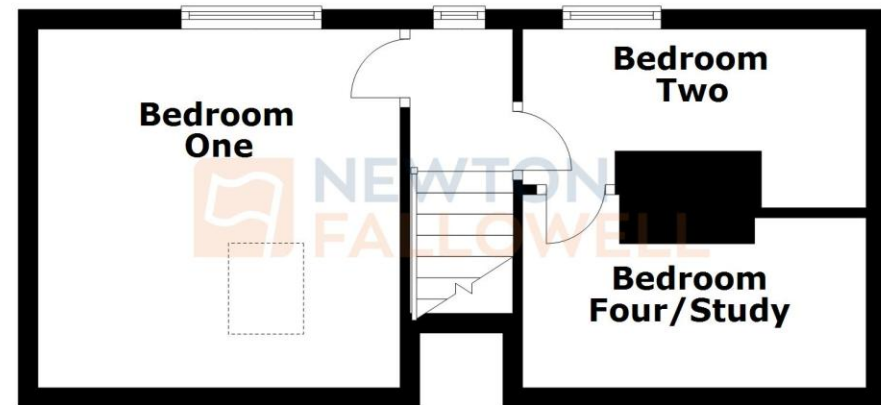


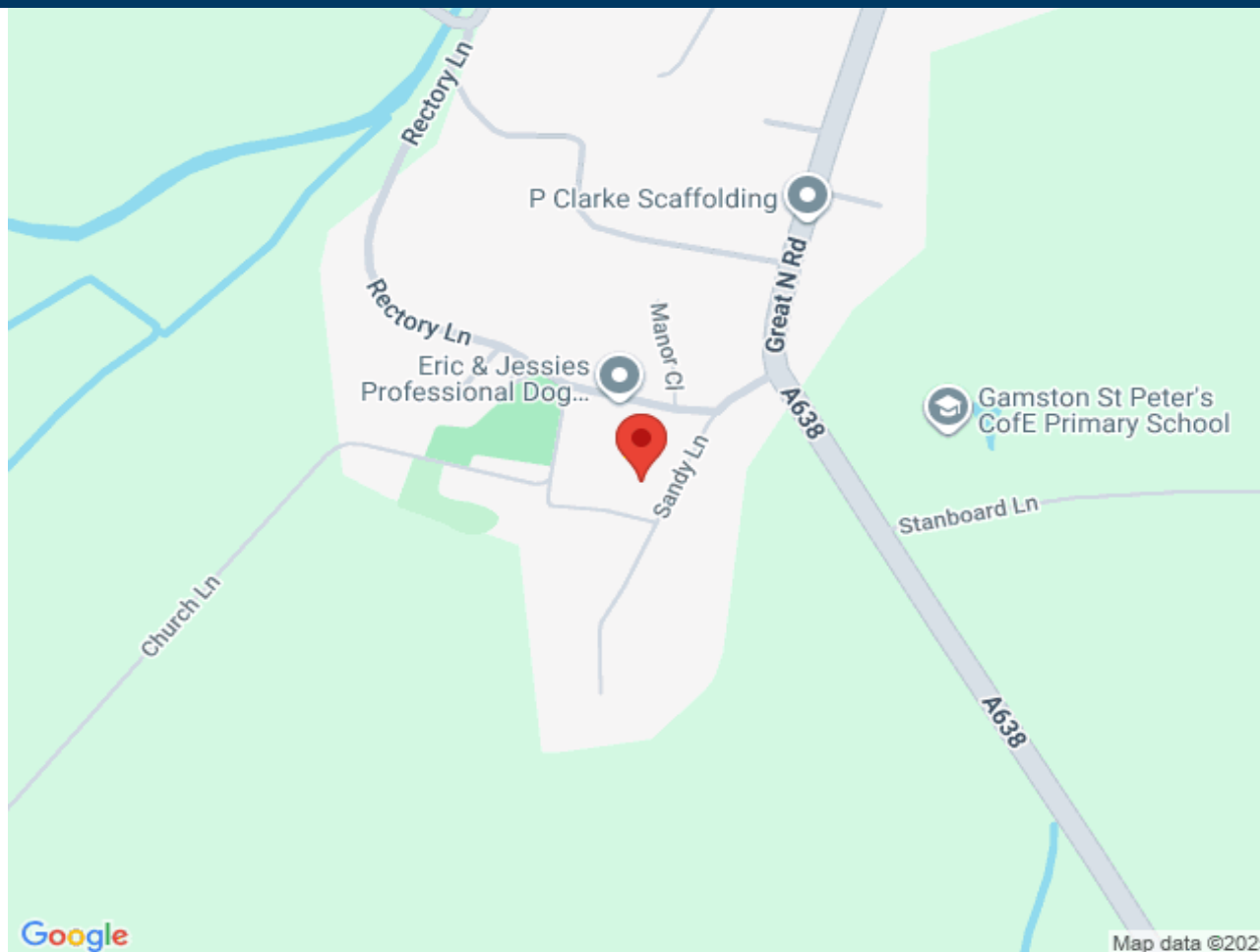


Ground Floor



First Floor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		