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17a Mill Lane, Blakedown DY10 3ND

Guide Price £750,000



# Millfield House

Located on Mill Lane in the ever popular village of Blakedown, this lovely independent architecturally designed detached house is perfect for families looking to be in a more rural setting. With five spacious bedrooms and two inviting reception rooms, this property is perfect for hosting guests or enjoying quiet evenings with loved ones.

The house boasts a well-appointed bathroom with separate shower along with two ensuite shower rooms, ensuring convenience for all residents and visitors. The thoughtful design of the home provides both privacy and communal areas, making it a versatile space for various lifestyles.

Outside, the property features parking for up to five vehicles and a stunning garden with large patio area and well maintained lawn.

The surrounding area is known for its picturesque scenery and community spirit, making it an excellent choice for those looking to settle in a friendly neighbourhood.

This delightful home on Mill Lane is not just a property; it is a place where memories can be made. With its generous space and prime location, it presents a wonderful opportunity for anyone looking to embrace a comfortable and stylish lifestyle in the heart of Blakedown.









### Approach

Approached via large gravel driveway with raised wall planter bed and gate to side for access to the rear.

### Entry Hall

With obscured double glazing window and door to front, central heating radiator and solid wood flooring. Oak staircase leads to the first floor dual height gallery landing with understairs storage cupboard and double doors lead to:

### Family Room 12'1" x 14'1" (3.7 x 4.3)

With double glazing bay window to front, two central heating radiators and solid wood flooring throughout.

### W.C.

With wood flooring, tiling to half walls, low level w.c. and fitted sink with storage.

### Living Room 13'1" x 20'8" (4.0 x 6.3)

With double glazing window to side, French doors to rear, two central heating radiators and feature fireplace with living flame gas fire insert.

### Kitchen Diner 13'1" max x 20'8" max (4.0 max x 6.3 max )

With two double glazing windows to side, French doors to rear, central heating radiator and tiling to floor. Featuring a variety of fitted wall and base units with granite worksurface over, one and a half bowl stainless steel sink with drainage and space for a large Rangemaster cooker with extractor fan overhead. There is an integrated AEG combination microwave oven, dishwasher and space and plumbing for further white goods. This space offers ample room for a dining table and chairs and door leads through to:

### Utility 5'2" x 7'2" (1.6 x 2.2)

With door to rear, central heating radiator and tiling to floor. There are fitted wall and base units with granite worksurface over, stainless steel sink and space and plumbing for white goods.

### First Floor Landing

A gallery style landing with double glazing windows to front, access to loft via hatch with ladder and airing cupboard. Doors lead to:









Bedroom One 13'1" max 11'1" max (4.0 max 3.4 max)

With double glazing French doors to the rear with Juliet balcony, central heating radiator and ample fitted double door wardrobes for storage. Door leads to the ensuite.

#### Ensuite

With obscured double glazing window to side, chrome heated towel radiator and tiling to walls. There is a fitted vanity sink with storage, low level w.c. and shower cubicle with hand held shower and drench head over.

Bedroom Two 12'1" max x 14'1" max (3.7 max x 4.3 max)

With double glazing bay window to front, central heating radiator and door to ensuite.

#### Ensuite

With obscured double glazing window to side, chrome heated towel radiator and tiling to floor and walls. Vanity sink with storage, w.c. and fitted shower cubicle with hand held shower and drench head.

Bedroom Three 11'1" x 13'1" (3.4 x 4.0)

With double glazing window to front and central heating radiator.

Bedroom Four 8'10" x 12'1" (2.7 x 3.7)

With double glazing window to rear and central heating radiator.

Bedroom Five 7'10" x 8'2" (2.4 x 2.5)

With double glazing window to rear and central heating radiator.

#### Bathroom

With obscured double glazing window to side, chrome heated towel radiator and tiling to floor and walls. There is a fitted vanity sink with storage, w.c., jacuzzi bath and large shower cubicle with hand held shower and drench head.

Garage 11'1" max x 17'8" (3.4 max x 5.4 )

With up and over garage door, lighting overhead, house boiler and door to side for access.

#### Garden

With large paved patio area providing ample space for seating, steps up to lawn with mature planter beds, trees and established borders with fence panels.

#### Tenure - Freehold

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

#### Council Tax

Tax band is G.

#### Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.











#### Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.







FLOORPLAN

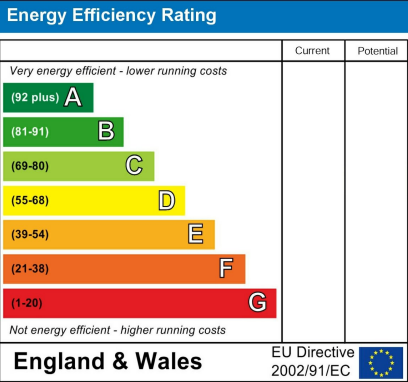
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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.



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