



Sand Lane | South Milford | LS25 5AU

Guide Price £475,000

Four bedroom detached | Council Tax Band E | EPC Rating D

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\*\*\*STUNNING SETTING. LARGE GARDEN. LARGE FAMILY HOME. SOUGHT AFTER LOCATION.\*\*\*

Set in a desirable location, boasting two inviting reception rooms and a fully equipped open-plan kitchen/diner. This home offers ample space for both entertaining and comfortable living, making it an excellent choice for families or anyone seeking a spacious home.

Located in a vibrant area with excellent public transport links, a strong local community and local amenities within easy reach. Families will appreciate the proximity to well regarded local schools, making the daily school run a breeze.

One of the home's standout features is its open-plan kitchen, which looks onto the incredible garden, which is impressive and beautifully maintained with established borders and two ponds. A perfect setting for alfresco dining, entertaining, or simply relaxing in the sun. Eco-conscious buyers will also appreciate the solar panels which are owned and generate an income, a feature that not only reduces the property's carbon footprint but can also result in significant energy savings.

The house also benefits from an extra large integral garage and additional parking for two cars.

This property represents an extraordinary blend of design, comfort and location. Its unique features and desirable location make it an attractive prospect for those looking for a rare extra large plot with a sizable family home. Don't miss out on this opportunity to acquire a remarkable property in a fantastic location.

## Ground Floor

### Hall

Having windows either side of the entrance door, stairs to the first floor level with a store cupboard under, radiator and doors to the lounge and kitchen/diner.

### Lounge 5.00m x 3.61m (16'5" x 11'10")

PVCu double-glazed window to the front aspect, radiator, fireplace and coving to the ceiling.

### Kitchen/Diner 4.24m x 8.74m (13'11" x 28'8")

A lovely open-plan room with modern wall and base units, co-ordinating work surfaces and splashback tiling. Inset one and half bowl, sink and drainer, integrated double oven, grill, fridge, freezer, dishwasher and a five ring gas

hob with an extractor and splashback over. PVCu double-glazed window to the rear aspect, down lighters to the ceiling, radiator, patio doors to the conservatory looking over the beautiful garden and door to the side porch.

### Porch

Double entrance door, doors to an integral garage and WC.

### WC

WC and wash hand basin and window to the side.

### Conservatory 2.67m x 3.89m (8'9" x 12'9")

Poly-carbonate roof and PVCu double-glazed windows with French doors to the garden.

## First Floor

### Landing

PVCu double-glazed window to the front and doors to rooms.

### Bedroom 2.95m x 4.01m (9'8" x 13'2")

PVCu double-glazed window to the rear aspect, radiator, fitted wardrobes and a door to the en-suite.

### En-suite

Shower enclosure, WC and wash hand basin and having tiled walls and floor.

### Bedroom 3.02m x 4.11m (9'11" x 13'6")

Built-in wardrobes, radiator and a PVCu double-glazed window to the front aspect.

### Bedroom 3.33m x 4.70m (10'11" x 15'5")

PVCu double-glazed window to the rear aspect and a radiator.

### Bedroom 2.34m x 2.87m (7'8" x 9'5")

PVCu double-glazed window to the front aspect and a radiator.

### Bathroom 2.39m x 2.84m (7'10" x 9'4")

A modern fitted suite comprising; a shower enclosure, panelled bath, vanity housed wash hand basin and unit housed WC. PVCu double-glazed frosted window, tiled walls and down lighters to the ceiling.

## Exterior

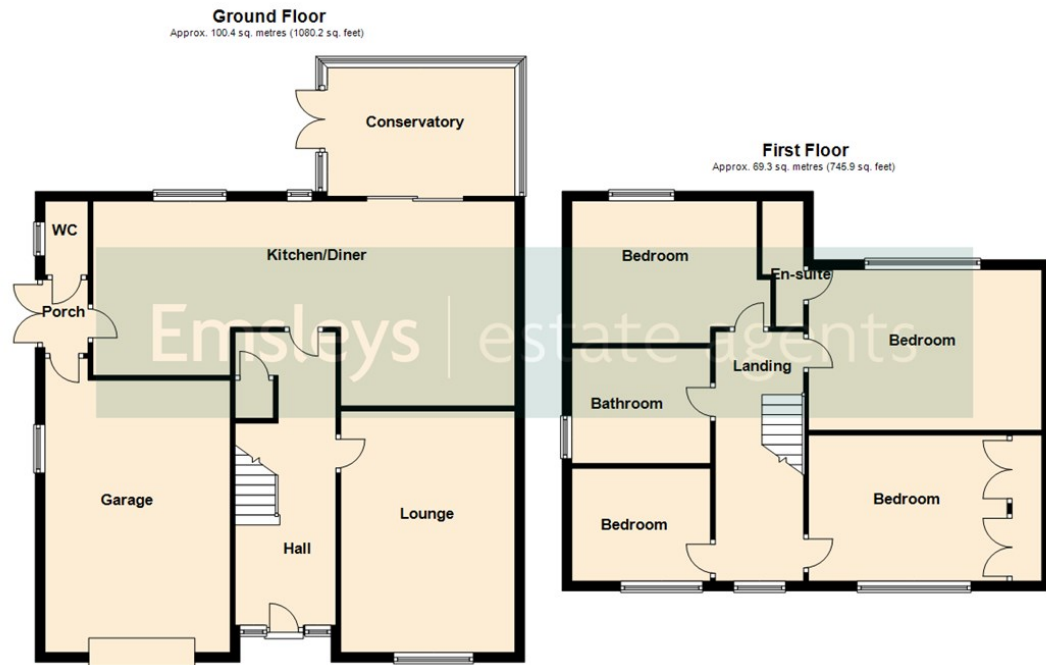
Having a double drive to the front with parking for two cars and accessing the extra large single garage as well as a front garden with shrubs and conifers. The rear garden is superb in size, beautifully maintained with the majority lawned and having, established borders, two ponds, patio and having a further concealed and planted areas.

## Agents notes

The solar panels generate an income of 29p pKWH.







Total area: approx. 169.6 sq. metres (1826.1 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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