



Connells

Millers Road
Toft



Stunning detached five bedroom home benefits from refitted kitchen & utility, lounge/diner with bifold doors, fifth bedroom with ensuite on the ground floor offering flexible living & annex with driveway

Entrance Porch

Door to front, two velux windows, tiled flooring, radiator.

Entrance Hall

Storage cupboard, stairs to landing, under stairs cupboard, radiator, spot lights.

Cloakroom

Window to front, vanity wash hand basin, WC, tiled flooring, spot lights, chrome heated towel rail, fully tiled, tiled flooring.

Kitchen

15' 3" Max x 11' 1" Max (4.65m Max x 3.38m Max)

Window to front, refitted kitchen with a range of wall and base units, complementary work surface, sink with one and a half bowl and drainer, tiled splash back, double electric eye level oven, induction hob, stainless steel cooker hood, integrated dishwasher, space for fridge/freezer, central heating boiler in cupboard, under floor heating, tiled flooring, spot lights.

Utility Room

12' 11" Max x 8' 11" Max (3.94m Max x 2.72m Max)

Window to front, velux window, wall and base units, work surface, stainless steel sink and drainer, plumbing for washing machine, space for tumble drier, door to side, restricted head height.

Lounge/Diner

28' 9" Max x 19' 9" Max (8.76m Max x 6.02m Max)

Window to side, four velux windows, sound proofed, wood burner, under floor heating, spot lights, bifold door to rear, underfloor heating.

Bedroom Five/Snug

20' 9" Max x 9' Max (6.32m Max x 2.74m Max)

Velux window with fitted blind, French door to rear, under floor heating, spot lights.

Ensuite

Shower cubicle with double head, vanity wash basin, WC, fully tiled, mirror vanity unit with lights, extractor fan, chrome heated towel rail, tiled flooring.

Landing

Window to side, stairs to entrance hall, cupboard housing hot water cylinder, double storage cupboard, loft access.

Bedroom One

11' 9" x 7' 5" (3.58m x 2.36m)

Window to rear, spot lights, radiator.

Ensuite

Refitted ensuite with window to rear, vanity wash hand basin, WC, shower cubicle, fully tiled, chrome heated towel rail, tiled flooring, mirror with light and shaver point, extractor fan.

Bedroom Two

12' 6" Into Recess x 11' 4" Max (3.81m Into Recess x 3.45m Max)

Window to front, radiator.

Bedroom Three

11' 10" Max x 9' Max (3.61m Max x 2.74m Max)

Window to rear, radiator.

Bedroom Four

15' 7" Max x 9' 7" Into Recess (4.75m Max x 2.92m Into Recess)

Window to front, radiator.

Bathroom

Refitted bathroom with window to front, walk in shower, wash hand basin, WC, fully tiled, spot lights, tiled flooring, chrome heated towel rail.

Front Garden

Block paved drive, gate to garden, lawn, raised wall.

Rear Garden

Fence enclosed, patio area, laid to lawn, path to annex, gate to rear and front, planted borders, multiple sheds to side section, BBQ store area with electric, outside tap, bike cover storage, outside light, sockets, sheds to side of house providing storage for garden tools and wood store.

Parking

Two driveways ,one to main house one to annex, creating ample parking.

Annex

17' Max x 15' 11" Max (5.18m Max x 4.85m Max)

Door to front and side, window to front, open space, loft access, kitchenette with sink and drainer, electric hob, space for fridge, electric heating, bathroom with shower cubicle, vanity wash hand basin, WC, extractor fan, mirror vanity unit, tiled flooring, fully tiled.

Agents Notes

Solar panels generating electricity which is used in house and exported to the grid with the use of battery storage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Band: F

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