



## Mill House

Killingworth Village

- Detached
- Three Reception Rooms
- Four Bedrooms
- Three Bathrooms
- Freehold

**£ 675,000 Offers Over**



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# Mill House

## Killingworth Village

### PROPERTY DESCRIPTION

This detached property is truly a unique offering on the sales market, perfect for families seeking a serene lifestyle. Set in a peaceful village setting in the heart of Killingworth Village promises tranquility and natural beauty at every turn.

The residence offers three spacious reception rooms, each offering a unique ambiance. The first reception room is a marvel of design, featuring a Gin Gan, large windows taking in the courtyard views, a mezzanine level, and a double height ceiling with exposed beams. The second reception room provides access to the loft bedroom via a stairway. The third reception room is flooded with natural light and offers access to three of the four bedrooms.

A modern kitchen serves as the heart of the home, fitted with all modern integrated appliances. The space also includes a dining area, underfloor heating, and provides access to both the garage and the side courtyard.

This property is in immaculate condition and boasts a total of four spacious double bedrooms. The master bedroom is a luxurious sanctuary complete with an en-suite and built-in wardrobes. The second bedroom (in the loft space) also offers the comfort of an en-suite and has an attached dressing room with further access to the mezzanine level and storage cupboards. The third and fourth bedrooms, both double, are spacious and one comes with built-in wardrobes.

Unique features such as high ceilings, spacious garage, driveway parking & courtyard gardens make this property a truly desirable residence. The Gin Gan, a rare architectural feature, adds an extra touch of charm to this stunning property.

Reception Room One (Gin Gan): 30'09" (max) x 26'11" (max) - 9.40m x 8.20m

Reception Rooms Two: 14'07" x 18'05" - 4.45m x 5.61m

Reception Room Three: 13'02" x 13'02" - 4.01m x 4.01m

Kitchen: 14'07" x 17'05" - 4.45m x 5.31m

Link (Sunroom): 10'05" x 6'05" - 3.18m x 1.96m

Bedroom One: 13'02" x 17'11" - 4.01m x 5.46m

En-suite: 10'03" x 8'04" - 3.12m x 2.54m

Bedroom Two: 11'07" x 22'03" - 3.53m x 6.78m

Dressing Room: 12'11" x 7'03" - 3.94m x 2.21m

En-suite Two: 8'07" x 7'03" - 2.62m x 2.21m

Bedroom Three: 13'07" x 9'02" - 4.15m x 2.79m

Bedroom Four: 9'11" x 10'03" - 3.02m x 3.12m

Shower Room: 9'10" (max) x 7'10" - 2.99m x 2.39m

Garage: 16'05" x 22'11" - 5.00m x 6.99m

W.C.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND TWO DRIVEWAYS

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND:** F

**EPC RATING:** TBC

FH00008556.SD.SD.03/05/24.V.1



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