



**2 Belvoir Close, Milking Bank,
DY1 2TN**

Taylors

**Offers in the Region of
£374,950**

Bedrooms: 4 | Bathrooms: 1 | Reception: 2

A FANTASTIC DETACHED FAMILY HOME, situated on the highly desirable Milking Bank development, offering easy access to popular schools, shops, and other local amenities!

Beautifully maintained throughout by the current owners, this superb property benefits from gas central heating and double glazing. The accommodation briefly comprises: entrance porch, welcoming hallway, spacious lounge, stylish kitchen-diner, separate snug room, utility room with guest WC, first-floor landing, four well-proportioned bedrooms, and a modern family bathroom.

Externally, the property boasts an enclosed rear garden, a driveway providing ample parking, and attractive wrap-around gardens to the front.

An exceptional family home in a sought-after location — early viewing is highly recommended!

Council Tax - C EPC - TBA Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof with flat roof section. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

Entrance Porch

Hall

Lounge - 4.83m into bay x 3.56m max (15'10" into bay x 11'8" max)

Kitchen Diner - 4.5m x 3m (14'9" x 9'10")

Utility Room - 4.7m max x 2.08m (15'5" max x 6'10")

Guest WC - 1.37m x 1.24m (4'6" x 4'1")

First Floor Landing

Bedroom - 3.28m into wardrobes x 2.64m max (10'9" into wardrobes x 8'8" max) with built in storage cupboard (overstairs)

Bedroom - 3.12m x 2.26m (10'3" x 7'5")

Bedroom - 2.97m x 2.18m (9'9" x 7'2")

Bedroom - 2.29m x 2.08m (7'6" x 6'10")

Bathroom - 2.59m x 1.63m (8'6" x 5'4")

Enclosed Rear Garden

Driveway & Wrap Around Gardens To Fore





Council Tax Band: C

Tenure: Freehold

Property Type: Detached House

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- HIGHLY DESIRABLE MILKING BANK ESTATE
- FOUR BEDROOMS
- IMPRESSIVE DETACHED FAMILY HOME
- CLOSE PROXIMITY TO WELL REGARDED SCHOOLS
- STYLISH KITCHEN DINER LEADING TO UTILITY ROOM
- ENCLOSED REAR GARDEN

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