



**LexAllan**  
**Grove** *Village*

*...doing things differently*

**10 Mill Close, DY10 3NQ**

**Guide Price £600,000**



Welcome to this stunning property located in the charming Mill Close, Blakedown. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four good sized bedrooms and two bathrooms, there is ample space throughout.

Situated in a peaceful cul-de-sac, this property offers a serene and safe environment for you and your loved ones. The convenience of parking for three vehicles ensures that you never have to worry about finding a spot for your car.

One of the highlights of this property is the large kitchen diner, ideal for preparing delicious meals and enjoying them with family and friends. The main bedroom comes complete with an en-suite and dressing area, providing a luxurious retreat within your own home.

This house is designed with a modern touch throughout, offering a sleek and stylish living space that is both comfortable and aesthetically pleasing. Additionally, the proximity to a local primary school makes it an ideal choice for families with young children.

Don't miss out on the opportunity to make this beautiful house your new home. EJ 14/8/24  
V1 EPC=C













### Approach

Approached via driveway with access to garage and gate to side.

### Porch

With door to entrance hall and further door into garage.

### Entrance Hall

With central heating radiator, oversized ceramic tiles to floor and stairs to first floor landing. Doors radiating to:

### Living Room 12'1" x 16'0" (3.7 x 4.9)

With double glazing window to front, central heating radiator and wood effect flooring. Feature fireplace with log burner and oak beam mantle.

### Kitchen 15'1" x 20'0" (4.6 x 6.1)

With bifold doors to rear, central heating radiator and oversized ceramic tiling to floor. Featuring various fitted wall and base units with quartz work surface over and matching breakfast island. One and a half bowl stainless steel sink with drainage and various integrated Bosch appliances such as oven, grill and microwave, four ring Bosch induction hob with matching extractor fan, double fridge freezer and dishwasher. With door through into the utility and opening through into dining area.

### Dining Room 9'6" x 15'8" (2.9 x 4.8)

With floor to ceiling double glazing window, skylight and French doors out to patio. Central heating radiator and oversized ceramic tiling to floor.

### Utility 8'2" x 5'10" (2.5 x 1.8)

With door to side, central heating radiator and oversized ceramic tiles to floor. Fitted wall units, space and plumbing for white goods and housing boiler. Access to study via doorway.

### Study 8'10" x 8'2" (2.7 x 2.5)

With obscured double glazing window to side, central heating radiator and oversized ceramic tiling to floor.

### W.C.

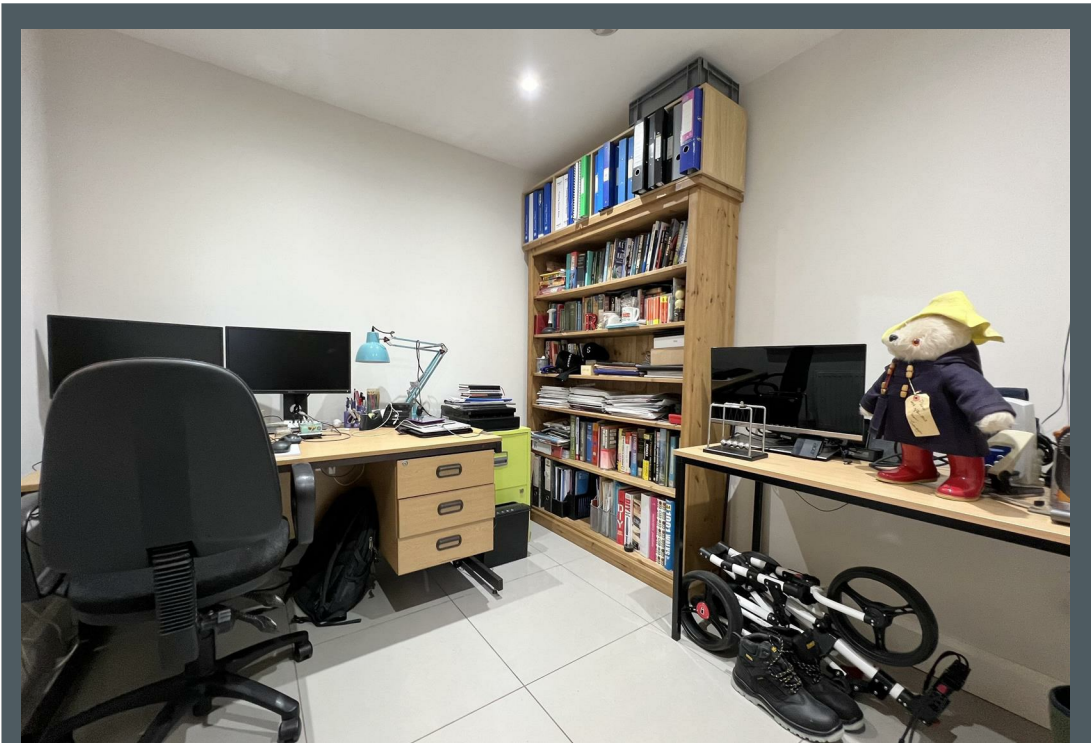
With obscured double glazing window to front, chrome heated towel rail and tiling to floor and walls. Low level w.c. and fitted vanity unit with storage.

### First Floor Landing

With doors leading to bedrooms & bathroom, airing cupboard and access to loft via hatch.

### Main Bedroom 12'9" x 9'10" (not into wardrobe) (3.9 x 3.0 (not into wardrobe))

With double glazing window to rear, central heating radiator and wood effect flooring. Ample fitted wardrobes for storage and opening through into dressing area.

















### **Dressing Room 6'10" x 9'2" (2.1 x 2.8)**

With double glazing window to rear, wood effect flooring and ample space for fitted wardrobes. Door leading through into en-suite.

### **En-suite**

With obscured double glazing window to rear, chrome heated towel rail, tiling to walls and wood effect flooring. Floating w.c., oversized vanity unit with storage and large walk in glass shower cubicle with hand held shower and drench head.

### **Bedroom Two 18'4" x 8'2" (5.6 x 2.5)**

With double glazing window to front and central heating radiator.

### **Bedroom Three 10'2" x 10'5" (3.1 x 3.2)**

With double glazing window to front, central heating radiator and fitted wardrobes for storage with matching vanity desk.

### **Bedroom Four 7'2" x 9'6" (2.2 x 2.9)**

With double glazing window to front, central heating radiator and fitted wardrobe for storage.

### **Bathroom**

With obscured double glazing window to side, two central heating radiators and tiling to floor and walls. Low level w.c., fitted wash hand basin with storage cupboards and P shaped bath with hand held shower over.

### **Garden**

With large patio area providing ample space for seating, lawn with various planter beds and established fence panel borders for security. Further decked seating area, shed for storage and gate to side for access.

### **Garage 8'6" x 9'6" (2.6 x 2.9)**

With up and over electric garage door, lighting overhead and electricity points. Internal doorway through into porch.

### **Tenure**

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 Band**

The council tax band is F

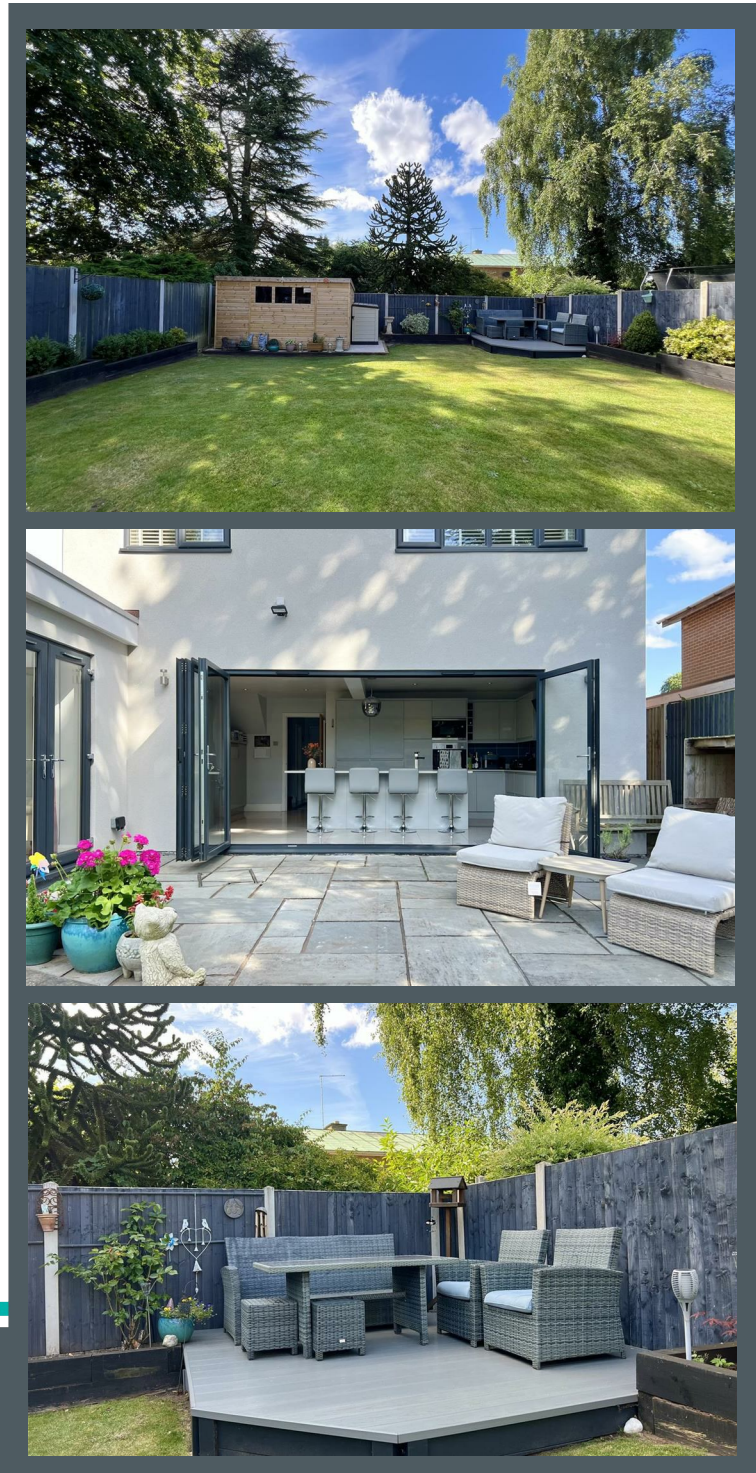
### **Money Laundering Regulations**

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, Lex Allan Grove 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**VIEWING** View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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