

Fletcher & Company

66 Millers Way, Milford, DE56 0RZ

£269,950

Freehold



- A Modern End Townhouse
- Sought After Village Location Within A Conservation Area
- Entrance Hall And Cloakroom/Wc
- Sitting Room
- Fitted Dining Kitchen
- Bedroom One With En Suite
- Double Bedroom Two
- Bathroom With Three Piece Suite
- Gardens To The Front, Side And Rear
- Single Garage And Parking Space





Summary

A modern end townhouse located in the sought after village of Milford and within easy reach of Belper Town Centre and all local amenities. Conveniently positioned for access to the A6, Duffield, Derby and The Peak District the property enjoys a favourable location within a conservation area, close to open countryside.

Accommodation comprises Entrance hall, cloakroom/Wc, a Sitting Room with double aspect, a fitted Dining kitchen, two double bedrooms, an En Suite to the main bedroom and a bathroom.

The house benefits from gas central heating and double glazing.

Having delightful gardens to the front, side and rear.

In addition there is a single garage and parking space.

Offered with no chain and vacant possession. An internal inspection is highly recommended.

F&C

On The Ground Floor

Entrance Hall

6'0" x 4'2" (1.83 x 1.28)

Having a door providing access a tiled floor a central heating radiator with decorative radiator cover and stairs lead off to the first floor.

Lounge

13'8" x 12'3" (4.17 x 3.74)

Having a feature fireplace with granite hearth and surround, a double glazed window to the side, a box bay window to the front and two central heating radiators. Double glazed doors provide access to the dining kitchen



Dining Kitchen

15'4" x 12'0" (4.68 x 3.67)

Comprehensively fitted with a range of modern base cupboards, drawers and eyelevel units with a complementary roll top work surface over incorporating a stainless steel sink/ drainer unit with mix tap over. Integrated appliances include an electric oven, gas hob and extractor fan with light. Plumbing for a dishwasher, space for fridge/freezer, a wall mounted boiler (serving domestic hot water and central heating system) and inset spotlighting to the ceiling. Having a tiled floor, a central heating radiator, double glazed window to the rear and double glazed doors provide access to the rear garden and patio.



Inner Lobby

With a tiled floor and a range of shelving

Cloakroom/WC

5'11" x 2'7" (1.81 x 0.81)

Appointed with a two piece white suite comprising a pedestal wash handbasin and a low flush WC with tiling to the splashback areas and a tiled floor. There is a wall mounted bathroom cabinet, an extractor fan and a radiator.

On The First Floor

Landing

10'0" x 3'1" (3.07 x 0.96)

Having access to the roof space and a built-in cupboard providing excellent storage space. There is a central heating radiator.

Bedroom One

13'3" x 12'5" (4.04 x 3.79)

Appointed with a range of quality fitted wardrobes which provide excellent hanging and storage space. There is a central heating radiator, a double glazed window to the front and a UPVC double glazed box bay window to the front elevation



En Suite

8'0" x 3'10" (2.46 x 1.19)

Appointed with a three-piece suite comprising a shower cubicle with mains fed shower over, glass shower doors and marble effect panelling, a low flush WC and a pedestal wash hand basin with tiling to the splashback areas. There is an extractor fan, two wall mounted bathroom cabinets, a chrome heated towel rail, a tiled floor and a double glazed window to the side elevation.

Bedroom Two

9'3" x 8'8" (2.84 x 2.66)

A double room with a central heating radiator and a double glazed window overlooking the rear garden .



Bathroom

6'3" x 5'5" (1.92 x 1.67)

Appointed with a three-piece white suite comprising a panelled bath, a pedestal wash handbasin and a low flush WC with tiling to the splashback areas. Having a wall mounted chrome heated towel rail and an extractor fan. There is a double glazed window with frosted glass.



Outside

The property is approached by a pathway between the houses and number 66 can be found to the end of the path on the left hand side.

To the front of the property is a fore garden which is well stocked with a variety of shrubs and flowering plants. It sits behind a Buxus hedge. There is an outside light and a gravelled path to the side and gate provides access to the side of the house. To the side of the house there is an additional garden which is mature and stocked with a variety of shrubs and trees. The gravelled path to the side of the house leads to the rear enclosed garden, which comprises of a paved patio with ornamental gardens beyond which are again well stocked with a variety of shrubs and flowering plants. There is an outside light, tap and power.



Garage

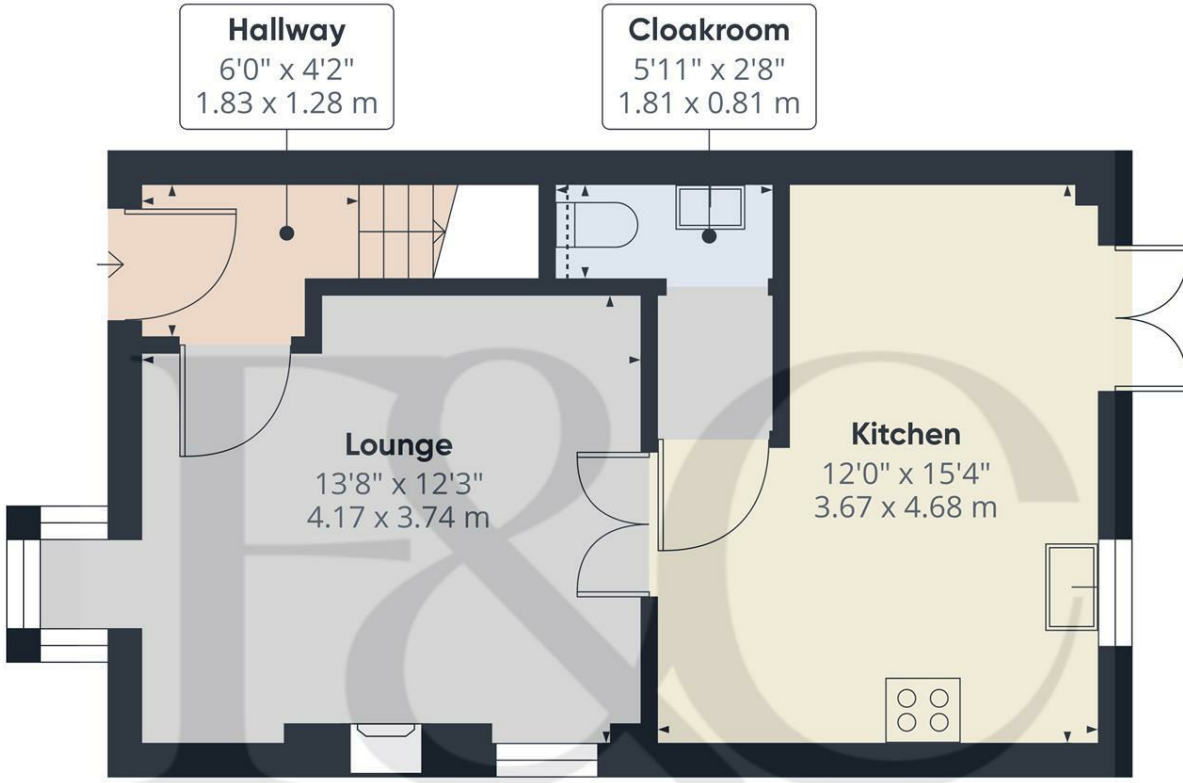
A further gate to the bottom of the garden provides access to a path which leads to the Garage and has light, power and up and over door. There is a parking space (numbered) to the front of the garage.



Management Fees

We understand there is a Management Fee to pay for upkeep of communal areas. We are awaiting confirmation as to what this amount is from the vendor. You will be encouraged to have this clarified by your solicitor upon purchase. We have also been informed that the Garage is leasehold and this will also need to be verified by a legal representative upon purchase.

Council Tax Band C



Floor 0

Approximate total area⁽¹⁾
396.33 ft²
36.82 m²

Reduced headroom
0.75 ft²
0.07 m²

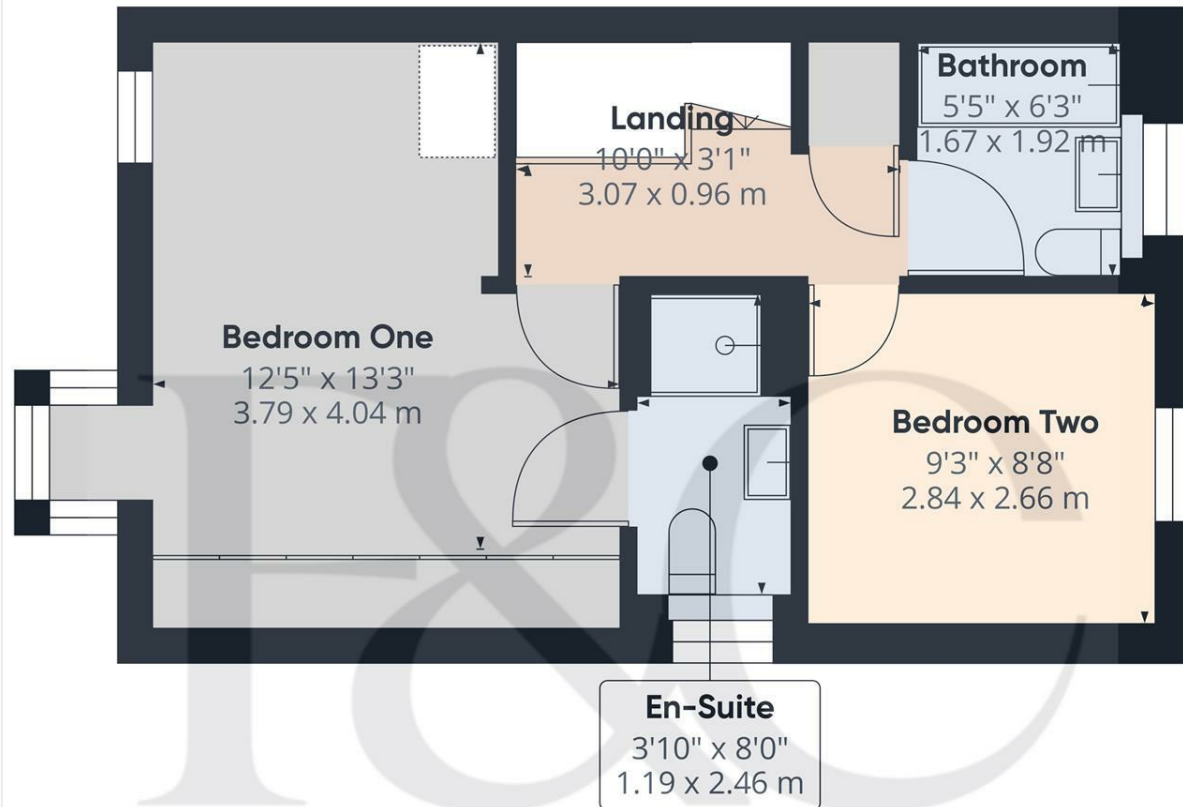
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾
356.39 ft²
33.11 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: C
Tenure: Freehold

