



## 31 Millcroft Road

Cliffe ME3 7QN

**Guide Price £375,000**



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1



1



C

This 2-storey property features a total area of 1087.15 square feet that includes an entry porch, 3 bedrooms and a family bathroom. On the ground floor, a spacious kitchen awaits - equipped with a built-in oven and room for a dining area. Adjacent to this, you'll find a tastefully designed living room complete with a cozy log burner fire, making it the perfect space for relaxation or entertaining. A conveniently located cloakroom/WC serves the downstairs area. On the first floor, the 3 generously sized bedrooms can be found, along with a full bathroom. As a bonus, the bathroom includes both a shower and a bath, allowing future homeowners to choose how they unwind at the end of the day. The house features an additional multi-purpose room that can be tailored to meet your unique needs.

Externally there is a low maintenance garden offering access to the garage and there's a driveway for one car. Whether you're a first time homebuyer or a growing family, this property offers a comfortable and well-thought-out living space.

Council tax band C.



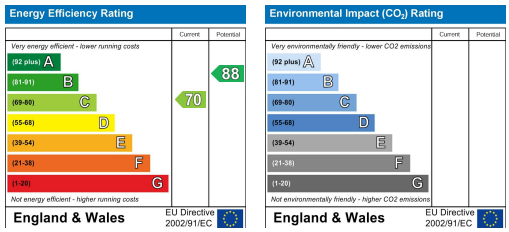
# Area Map



# Floor Plans

<p><b>Ground Floor Building 1</b></p>	<p><b>Floor 1 Building 1</b></p>	<p><b>Approximate total area<sup>(1)</sup></b>          1093.58 ft<sup>2</sup>          101.6 m<sup>2</sup></p>
<p><b>Ground Floor Building 2</b></p>		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p><b>GIRAFFE 360</b></p>

# Energy Efficiency Graph



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